

## CHAPTER 2

### ZONING DISTRICT REGULATIONS

#### SECTION:

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- 10-2-2: Establishment of Zoning Districts; Boundaries
- 10-2-3: Interpretation
- 10-2-4: Schedule: Area and Bulk Regulations; Signs; Off-Street Parking Requirements
- 10-2-5: Schedule: Permitted Uses; Accessory Uses; Exceptions and Special Permits
- 10-2-6: Flood Insurance Study

#### 10-2-1: ZONING DISTRICTS-GENERAL :

A. For the purpose of this Title, the Village as shown on the Zoning Map is divided into ten (10) categories of zoning as follows:

- SR-1 Single-Family Residence District
- SR-2 Single-Family Residence District
- SR-3 Single-Family Residence District
- TR-1 Single-Family Residence District
- MR-1 Two and Three-Family Residence District
- MR-2 Multiple-Family Residence District
- B-1 Community Business District
- B-2 General Business District
- B-3 Highway Business District
- I-1 Industrial District

B. Whenever reference by letter designation is hereinafter made to any of the foregoing districts, such reference shall mean and include all of those districts whose symbols include such a letter used in the reference (i.e., "R" Districts include the first through the fifth of the aforesaid districts of (A) above), unless otherwise indicated in the reference. Whenever reference by word designation is hereinafter made to any of the foregoing districts, such reference shall mean and include those districts whose names include such words used in the reference (i.e., "Residence" Districts means and includes the first through fifth of the aforesaid districts of (A) above), unless otherwise indicated in the reference. (Ord. 776, 5/12/1971)

**10-2-2: ESTABLISHMENT OF ZONING DISTRICTS; BOUNDARIES:** The boundaries of the zones provided in Section 10-2-1 are established as shown on the Village Zoning District Map. The zoning districts and boundaries are hereby adopted and established as shown on the district map, which map together with all notations, references, data, district boundaries and other information thereon, are attached hereto and made a part of this Title, as well as the Zoning Ordinance by reference. The Zoning Map properly attested shall remain on file in the office of the zoning official or other appropriate Village official. (Ord. 822; 12/18/1973)

### **10-2-3: INTERPRETATION:**

A. Interpretation of Provisions. In their interpretation and application, the provisions of this Title shall be held to be minimum requirements. Whenever this Title imposes a greater restriction than is imposed and required by other provisions of law or by other rules or regulations or resolutions, the provisions of this Title shall govern.

#### **B. Interpretation of District Boundaries.**

1. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, the center lines or alley lines of alleys, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such district therefrom as indicated on the Zoning Map.

If no district is given, such dimensions shall be determined by the use of such scale as may be shown on said Zoning Map.

2. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.
3. Where the boundary of a district follows a railroad line, such boundaries shall be deemed to be located at the railroad right-of-way line closest to the most restrictive zoning district line shown on the Zone District Map.
4. Where the boundary of a district follows a stream, said boundary line shall be construed to be the centerline of the stream, otherwise at the limit of the jurisdiction of the Village, unless otherwise indicated.
5. Any areas shown on the Zoning Map as park, playground, school, cemetery, water, street, or right-of-way, shall be subject to the zoning regulations of the district in which they are located.
6. Whenever any street, alley, or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley, or public way shall automatically extend to the center of such vacation and all area included in the vacation shall thereafter be subject to all regulations of the extended districts.
7. Where any land or territory within the Village is not shown to be located in a district, the zoning regulations of the most restrictive adjoining district shall govern.
8. Where a lot under single ownership is divided at the time of enactment of this Title, or by subsequent amendments, by a zoning district boundary line, the requirements of the less restrictive district adjacent to such line may be extended for that lot, not more than twenty five feet (25') into the more restrictive district.

C. Existing Special Uses. Where a use is classified as a special use under this Title, it shall be

considered a legal use, without further action of the Village Board.

**10-2-4: SCHEDULE: AREA AND BULK REGULATIONS; SIGNS; OFF-STREET PARKING REQUIREMENTS:**

A. To facilitate public understanding of this Title and the better administration and convenience of use thereof, the regulations limiting the dwelling unit density, the heights, bulk and arrangement of buildings, limiting the size and use of signs, and requiring minimum off street parking for each of the districts established by Section 10-2-1 hereof (or specified use), are set forth in Schedule 10-2-4 (E) hereof, hereinafter called Schedule. Such Schedule is hereby adopted and it may be amended in the same manner as any other part of this Title.

B. For each district (or specified use) named in said Schedule, the maximum number of dwelling units shall be as indicated in Column "(B)"; the minimum lot requirements shall be as indicated in Columns "(C)", "(D)", and "(E)" of the Schedule; the minimum yard dimensions shall be as indicated in Columns "(F)", "(G)", "(H)", "(I)", and "(J)"; maximum lot coverage therefore shall be indicated as Column "(K)"; permitted floor area ratio (ratio of floor area to lot area) shall be indicated in Column "(L)"; requirements for accessory buildings and uses, as to minimum distance of detached accessory buildings and uses to principal buildings, streets, and lot lines, as indicated in Columns "(M)", "(N)", "(O)", "(P)" and "(Q)", respectively; minimum off-street parking shall be indicated in Column "(R)"; other pertinent matters and requirements are as indicated in Column "(S)" and "(T)" and otherwise set forth in the Schedule and in notes and remarks appended thereto. (Amended Ord. 1558; 04/07/2015)"

C. A blank space in a block of a column of said Schedule indicates that the requirement of that column does not pertain to the district or use specified on the corresponding horizontal lines. The words "Same as SR-1 (or other symbol or reference)" as used in a column shall mean and include the specific limitations and requirements as set forth in the same column for a district referred to by such symbol or reference, otherwise the limitations and requirements in said Schedule shall be read from left to right.

D. Where the limitations and requirements of any Column "(R)" through "(T)" of the Schedule are contained in a block which, reading vertically on the Schedule, covers more than one district (or specified use), such limitations and requirements shall be applicable to all of the districts or used so covered by the block. Where reference is made in said Schedule to another Section or provision of this Title, such Section or provision referred to shall thereby be incorporated as an integral part of the requirement including such reference.

E. Schedule: Area and Bulk Regulations; Sign and Parking Requirements, See Schedule 10-2-4 (E).

**10-2-5: SCHEDULE: PERMITTED USES; ACCESSORY USES; EXCEPTIONS AND SPECIAL PERMITS:**

A. To facilitate public understanding of this Title and for better administration and convenience of use thereof, the regulations designating permitted uses, permitted accessory uses, exceptions and special permits for each of the districts established by Section 10-2-1, hereof, are set forth in Used

Schedule as Section 10-2-5, (D) hereof. Such Use Schedule is intended and declared to be an integral part of this Title and it may be amended in the same manner as any other part of this Title.

B. Each column refers to a specific district which list the permitted uses, permitted accessory uses, exceptions, special permits, and supplementary regulation references and are read vertically under a district column.

C. Limitations and requirements in the Use Schedule as used in a column shall mean and include the specific limitations and requirements as set forth in the same column for the district referred to. Where reference is made in the Use Schedule to another Section or provision referred to and shall thereby be incorporated as an integral part of the requirement including such reference. All provisions of this Title, shall apply as integral parts of this Section although not specifically cited in a column. See Section 10-2-5 (D).

D. Schedule: Permitted Uses, Accessory Uses; Exceptions and Special Permits. See Schedule 10-2-5 (D).

**10-2-6: FLOOD INSURANCE STUDY:** The Flood Insurance Study and amendments thereto, of the Village dated March 18, 1980, prepared by the Federal Emergency Management Agency, is hereby adopted for the purpose of this Ordinance and filed in the office of the Village Clerk. The Flood Insurance Study includes a Flood Boundary and a Flood-way Map which delineates a zone as areas that are susceptible to the base flood, and delineates the Flood way, which is the channel of a river, or other watercourse and the adjacent land areas required to store and convey the flood water of the base flood with no significant increase in the height of the base flood. The Flood Insurance Study date shall take precedence over the Base Flood Elevation data for the purpose of this Ordinance.

A. This ordinance shall be published in pamphlet form by the Village Clerk.

SECTION 2.04(E) SCHEDULE: AREA AND BULK REGULATIONS: PARKING REQUIREMENTS

A	B	MINIMUM LOT SIZE			MINIMUM YARD DIMENSIONS							ACCESSORY BUILDING USES IF DETACHED, MINIMUM DISTANCE TO - (1)							R	S	T	
		C	D	E	F	G	H		I	J	K	L	M	N	O	P	Q					
		MINIMUM AREA IN SQUARE FEET OR ACRES	WIDTH AT BUILDING LINE IN LINEAR FEET	MEAN DEPTH IN LINEAR FEET	DEPTH OF FRONT YARD IN LINEAR FEET	DEPTH OF SIDE YARD ABUTTING A STREET IN LINEAR FEET	DEPTH OF SIDE YARD ABUTTING A LOT, IN LINEAR FEET	TOTAL FOR BOTH	MIN. FOR EITHER	MINIMUM DISTANCE TO NEAREST PRINCIPAL BUILDING ON ADJACENT LOT, IN LINEAR FEET	DEPTH OF REAR YARD IN LINEAR FEET	MAXIMUM COVERAGE, IN PERCENTAGE OF LOT	FLOOR AREA RATIO	PRINCIPAL BUILDING IN LINEAR FEET	FRONT LOT LINE IN LINEAR FEET	SIDE LOT LINE ADJACENT TO STREET IN LINEAR FEET	OTHER SIDE LOT LINE, IN LINEAR FEET	REAR LOT LINE IN LINEAR FEET				
											(2)	(4)	(5,6)	(5,6)				FOR	ONE SPACE FOR EACH			
1	"SR - 1" SINGLE FAMILY RESIDENCE 1 PER 10,000 SQ. FT. OF LOT AREA	10,000 SQ. FT.	80 FT. MIN.	100 FT. MIN.	25 FT. MIN.	25 FT. MIN.	25 FT.	10 FT.	20 FT.	25 FT.	20%		10 FT.	60 FT.	25 FT.	3 FT.	3 FT.	ONE FAMILY DWELLINGS	DWELLING UNIT	(1): ANY ATTACHED ACCESSORY BUILDING SHALL BE CONSIDERED AS A PART OF THE PRINCIPAL BUILDING (2): COVERAGE REGULATIONS DO NOT APPLY TO AUTOMOBILE PARKING AREAS. (3): RESIDENTIAL USES ESTABLISHED IN THE "B-1" DISTRICT SHALL COMPLY WITH ALL THE REGULATIONS OF THE LEAST RESTRICTIVE RESIDENTIAL DISTRICT IN WHICH THAT TYPE OF RESIDENTIAL USE IS PERMITTED. (4): FLOOR AREA RATIO SHALL APPLY TO THE TOTAL AREA INCLUDED IN THE DEVELOPMENT, EXCEPT STREETS AND OTHER PUBLIC AREAS AND SHALL NOT EXCEED THE RATIO SPECIFIED FOR THE DISTRICT WHERE THE DEVELOPMENT IS LOCATED: WHERE A PLANNED MULTI-FAMILY DEVELOPMENT IS TO BE ESTABLISHED IN A "B" DISTRICT SUCH HOUSING DEVELOPMENT SHALL BE SUBJECT TO THE DENSITY AND HEIGHT REGULATIONS OF THE "MR-2" DISTRICT. (5): DETACHED CARPORTS MAY BE EXEMPTED FROM COLUMN "M" AND COLUMN "N" REQUIREMENTS BUT SHALL NOT BE CLOSER TO THE FRONT LOT LINE THAN THE EXISTING FRONT BUILDING LINE OF THE PRINCIPAL STRUCTURE. (6) ACCESSORY BUILDINGS SHALL NOT EXTEND TOWARD THE FRONT LOT LINE BEYOND THE FRONT WALL OF THE PRINCIPAL BUILDING.	THE MAXIMUM HEIGHT FOR ANY STRUCTURE OR BUILDING SHALL BE THIRTY-FIVE (35) FEET; AND THE MAXIMUM HEIGHT FOR ANY ACCESSORY BUILDING SHALL BE FIFTEEN (15) FEET.	
2	"SR - 2" SINGLE FAMILY RESIDENCE 1 PER 6,000 SQ. FT. OF LOT AREA	6,000 SQ. FT.	50 FT. MIN.	100 FT. MIN.	25 FT. MIN.	15 FT. MIN.	15 FT.	5 FT.	10 FT.	25 FT.	30%	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.	CHURCHES AND AUDITORIUMS	4 SEATS				
3	"SR - 3" SINGLE FAMILY RESIDENCE 1 PER 4,000 SQ. FT. OF LOT AREA	4,000 SQ. FT.	40 FT. MIN.	100 FT. MIN.	10 FT. MIN.	15 FT. MIN.	15 FT.	5 FT.	10 FT.	25 FT.	40%	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.	LIBRARIES AND MUSEUMS	500 SQ. FT. TOTAL FLOOR AREA				
4	"TR - 1" SINGLE FAMILY & MANUFACTURED HOMES RESIDENCE 1 PER 6,000 SQ. FT. OF LOT AREA	6,000 SQ. FT.	50 FT. MIN.	100 FT. MIN.	25 FT. MIN.	25 FT. MIN.	15 FT.	5 FT.	10 FT.	25 FT.	30%	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.	MUNICIPAL BUILDINGS	300 SQ. FT. TOTAL FLOOR AREA				
5	"MR - 1" TWO OR THREE FAMILY RESIDENCE 1 PER 3,000 SQ. FT. OF LOT AREA	6,000 SQ. FT. MIN. OR 3,000 SQ. FT. PER DWELLING UNIT, WHICH EVER IS GREATER	50 FT. MIN. OR 25 FT. FOR EACH DWELLING UNIT OVER 2, WHICH EVER IS GREATER	100 FT. MIN.	25 FT. MIN.	25 FT. MIN.	15 FT.	5 FT.	10 FT.	25 FT.	30%	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.	ELEMENTARY AND JUNIOR HIGH SCHOOLS	500 SQ. FT. OF CLASSROOM AREA				
6	"MR - 2" MULTI-FAMILY RESIDENCE 1 PER 1,500 SQ. FT. OF LOT AREA	6,000 SQ. FT. MIN., OR 1,500 SQ. FT. PER DWELLING UNIT, WHICHEVER IS GREATER	50 FT. MIN. OR 10 FT. FOR EACH DWELLING UNIT OVER 2, WHICH EVER IS GREATER	100 FT. MIN.	25 FT. MIN.	25 FT. MIN.	10 FT. OR 0 INCHES PER FT. OF BUILDING HEIGHT, WHICHEVER IS GREATER	10 FT.	10 FT.	25 FT.	30%	3:1	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.	SENIOR HIGH SCHOOLS	200 SQ. FT. OF CLASSROOM AREA			
7	"B - 1" COMMUNITY BUSINESS (3)						NONE REQUIRED, BUT IF PROVIDED OR WHEN ABUTTING AN "SR", "TR" OR "MR" DISTRICT A SIDE YARD OF 12 FT. IS REQUIRED			20 FT.	50%	2:1	12 FT.	12 FT.	12 FT.	12 FT.	12 FT.	ALL USES PERMITTED BY REFERENCE	SAME AS "SR" DISTRICT			
8	"B - 2" GENERAL BUSINESS							50 FT.	25 FT.	20 FT.	50%	2:1	12 FT.	12 FT.	12 FT.	12 FT.	12 FT.	2 FAMILY DWELLINGS	5 DWELLING UNIT			
9	"B - 3" HIGHWAY BUSINESS							50 FT.	25 FT.	20 FT.	50%	2:1	12 FT.	(8)	12 FT.	12 FT.	12 FT.	3 FAMILY DWELLINGS	5 DWELLING UNIT			
10	"I - 1" INDUSTRIAL				25 FT.	25 FT.		50 FT.	25 FT.	20 FT.	40%	1:1	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.	BOARDING AND ROOMING HOUSES, DORMITORIES	2 BEDS			
																		MOBILE HOME PARKS	MOBILE HOME SPACE			

**EAST ALTON ZONING REGULATIONS**

**SECTION 2.05(D)**

**SCHEDULE:**

**PERMITTED USES**

**ACCESSORY USES**

**EXCEPTIONS**

**SPECIAL PERMITS**

**SR-1 SINGLE FAMILY**  
**SINGLE FAMILY DWELLINGS**

**PERMITTED USES:**

Churches and other places of worship, subject to provisions of Section 3.06, but not including funeral chapels or mortuary chapels;

Electrical sub-stations (static transformer stations), gas regulation stations, telephone exchange facilities and essential services, subject to the provisions of Section 3.12;

Growing of plants and trees on a private or commercial basis, provided no retail sales are conducted on the premises subject to the applicable provisions of Section 3.17;

Municipal uses, facilities and buildings, subject to the provisions of Section 3.11;

Public, private or parochial schools offering courses of instruction at elementary or secondary levels in accordance with standards for compulsory education, subject to the provisions of Section 3.13;

Railroad right-of-way, not including switching, storage, freight yards, industrial sidings, or classification yards.

Nursery schools and orphanages subject to the provisions of Section 3.16.

**PERMITTED ACCESSORY USES:**

Private: greenhouses, tool sheds, garages or carports, tennis courts, patios, subject to the applicable provisions of Section 4.15;

Incinerators for home use, provided such are located on the lot so as not to constitute an unreasonable hazard to the dwellings and other buildings of the premises or on adjacent property and located not less than fifteen (15) feet from the dwelling on the premises and not less than ten (10) feet from any other building on the premises;

Keeping of household pets, provided kennels are not maintained;

Parking spaces not for gain in addition to minimum off-street parking, subject to the provisions of Section 3.04;

Keeping of not more than one unoccupied camp and/or utility trailer, subject to the provisions of Section 3.10;

Temporary construction sheds or temporary buildings for sale or rental offices or show houses for use during construction operations, provided all other regulations of the district are complied with, but in no case shall such office be continued beyond the duration of construction of the project or one year whichever is greater. However, such time limit may be extended for one year by the Board of Appeals;

Accommodations for professional servants, caretakers, watchmen or custodians, but not as a separate, detached one-family dwelling on the same lot;

Home occupations, subject to the provisions of Section 3.02;

Fences, hedges and walls, subject to the provisions of Section 3.01.

One storage shed not exceeding One Hundred Twenty (120) square feet shall be allowed on any residential lot containing a primary residential structure. Such shed shall not count against lot coverage regulations.

There shall be not more than two (2) such accessory buildings allowed on any residential lot in Single Family Residential districts only, as does not apply in Multi Family or Community Business districts.

**EXCEPTIONS:**

Electrical substations, subject to the provisions of Sections 4.10 and 3.12;

Gas regulator stations, subject to the provisions of Sections 4.16 and 3.12;

Other public utility distribution facilities, subject to the provisions of Sections 4.16 and 3.12.

**SPECIAL PERMITS:**

Community Residence, Class I

Community Residence, Class II

**SUPPLEMENTARY REGULATIONS:**

All uses subject to the applicable provisions of Article IV.



**SR-2 SINGLE FAMILY  
SINGLE FAMILY DWELLINGS**

**PERMITTED USES:**

Any use permitted and as regulated in the SR-1 district, except as otherwise provided in Section 2.04(e) Line 2.

**PERMITTED ACCESSORY USES:**

Any accessory use permitted and as regulated in the SR-1 district.

**EXCEPTIONS:**

Any exception permitted and as regulated in the SR-1 district.

**SPECIAL PERMITS:**

Community Residence, Class I

**SUPPLEMENTARY REGULATIONS:**

All uses subject to the applicable provisions of Article IV.

**SR-3 SINGLE FAMILY**  
**SINGLE FAMILY DWELLINGS**

**PERMITTED USES:**

Churches and other places of worship, subject to provisions of Section 3.06, but not including funeral chapels or mortuary chapels;

Electrical sub-stations (static transformer stations), gas regulation stations, telephone exchange facilities and essential services, subject to the provisions of Section 3.12;

Municipal uses, facilities and buildings, subject to the provisions of Section 3.11;

Nursery schools subject to the provisions of Section 3.16.

**PERMITTED ACCESSORY USES:**

Private: greenhouses, tool sheds, garages or carports, patios, subject to the applicable provisions of Section 4.15;

Keeping of household pets, provided kennels are not maintained;

Parking spaces not for gain in addition to minimum off-street parking, subject to the provisions of Section 3.04;

Keeping of not more than one unoccupied camp and/or utility trailer, subject to the provisions of Section 3.10;

Temporary construction sheds or temporary buildings for sale or rental offices or show houses for use during construction operations, provided all other regulations of the district are complied with, but in no case shall such office be continued beyond the duration of construction of the project or one year whichever is greater. However, such time limit may be extended for one year by the Board of Appeals;

Accommodations for professional servants, caretakers, watchmen or custodians, but not as a separate, detached one-family dwelling on the same lot;

Home occupations, subject to the provisions of Section 3.02;

Fences, hedges and walls, subject to the provisions of Section 3.01.

**EXCEPTIONS:**

Electrical substations, subject to the provisions of Sections 4.10 and 3.12;

Gas regulator stations, subject to the provisions of Sections 4.16 and 3.12;

Other public utility distribution facilities, subject to the provisions of Sections 4.16 and 3.12.

**SPECIAL PERMITS:**

Planned Unit Developments in accordance with Sections 5.06 and 5.11.

**SUPPLEMENTARY REGULATIONS:**

All uses subject to the applicable provisions of Article IV.

**TR-1 SINGLE FAMILY  
AND MANUFACTURED HOMES**

**PERMITTED USES:**

Any use permitted and as regulated in the SR-1 district, except as otherwise provided in Section 2.04(e) Line 3;

Manufactured homes subject to the provisions of Section 3.09 2.

**PERMITTED ACCESSORY USES:**

Any accessory use permitted and as regulated in the SR-1 district.

**EXCEPTIONS:**

Any exception permitted and as regulated in the SR-1 district.

**SPECIAL PERMITS:**

Community Residence, Class I

**SUPPLEMENTARY REGULATIONS:**

All uses subject to the applicable provisions of Article IV.

**MR-1 TWO OR THREE FAMILY  
TWO AND THREE FAMILY DWELLINGS**

**PERMITTED USES:**

Any use permitted and as regulated in the SR-2 district, except as otherwise provided in Section 2.04(e) Line 4;

Two and three family dwellings.

**PERMITTED ACCESSORY USES:**

Any accessory use permitted and as regulated in the SR-1 district.

Accommodations for one boarder or roomer.

**EXCEPTIONS:**

Any exception permitted and as regulated in the SR-1 district.

**SPECIAL PERMITS:**

Community Residence, Class I  
Community Residence, Class II  
Community Residence, Class III

**SUPPLEMENTARY REGULATIONS:**

All uses subject to the applicable provisions of Article IV.

**MR-2 MULTI-FAMILY  
MULTI-FAMILY DWELLINGS**

**PERMITTED USES:**

Any use permitted and as regulated in the MR-1 district, except as otherwise provided in Section 2.04(e) Line 5;

Multi-family dwellings;

Boarding and rooming houses;

Dormitories or group living facilities for religious, educational or charitable purposes.

Nursing or retirement homes, subject to the provisions of 3.15.

**PERMITTED ACCESSORY USES:**

Any accessory use permitted and as regulated in the MR-1 district.

**EXCEPTIONS:**

Any exception permitted and as regulated in the SR-1 district.

**SPECIAL PERMITS:**

Community Residence, Class I  
Community Residence, Class II  
Community Residence, Class III  
Community Residence, Class IV

Planned multi-family developments subject to the applicable provisions of Section 5.06 and 5.07.

Planned manufactured home parks subject to the application provisions of Section 5.06 and 5.08.

**SUPPLEMENTARY REGULATIONS:**

All uses subject to the application provisions of Article IV.

**B-1 COMMUNITY BUSINESS**

<b>Permitted Uses</b>	<b>Additional Regulations/Information</b>
441110 – New Car Dealers	
441330 – Automotive Parts & Accessories Retailer	
441340 – Tire Dealers	
444110 – Home Centers	
444120 – Paint and Wallpaper Retailers	
444140 – Hardware Retailers	
444180 – Other Building Materials Dealers	
444230 – Outdoor Power Equipment Retailers	
444240 – Nursery, Garden Center, and Farm Supply Retailers	
445110 – Supermarkets and Other Grocery Retailers	Except Convenience Retailers
445131 – Convenience Retailers	
445230 – Fruit and Vegetable Retailers	
445240 – Meat Retailers	
445250 – Meat Retailers	
445291 – Baked Goods Retailers	
445292 – Confectionary and Nut Retailers	
445298 – All other Specialty Food Retailers	
445320 – Beer, Wine, and Liquor Retailers	
449110 – Furniture Retailers	
449121 – Floor Covering Retailers	
449122 – Window Covering Retailers	
449210 – Electronics and Appliance Retailers	
459130 – Sewing, Needlework, and Piece Goods Retailers	
459140 – Musical Instrument and Supplies Retailer	
459210 – Book Retailers and New Dealers	
459310 – Florists	
459410 – Office Supplies and Stationary Retailers	
459420 – Gift, Novelty, and Souvenir Retailers	
459510 – Used Merchandise Retailers	
459910 – Pet and Pet Supplies Retailers	
459920 – Art Dealers	

459991 – Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers	
455110 – Department Stores	
455211 – Warehouse Clubs and Supercenters	
455219 – All other General Merchandise Retailers	Not including Adult Novelty and Adult Merchandise
456110 – Pharmacies and Drug Retailers	
456120 – Cosmetics, Beauty Supplies, and Perfume Retailers	
456130 – Optical Goods Retailers	
456191 – Food (Health) Supplement Retailers	
456199 – All other Health and Personal Care Retailers	
457110-Gasoline Stations and Convenience Stores	
457120 – Other Gasoline Stations	
457210 – Fuel Dealers	
458110-Clothing and Clothing Accessories Retailers	
458210 – Shoe Retailers	
458310 – Jewelry Retailers	
458320 – Luggage and Leather Goods Retailers	
459110-Sporting Goods Retailers	
459120-Hobby, Toy, and Game Retailers	
485111 – Mixed Mode Transit Systems	
485112 – Commuter Rail Systems	
485113 – Bus and Other Motor Vehicle Transit Systems	
485119 – Other Urban Transit Systems	
485210 – Interurban and Rural Bus Transportation	
485310 – Limousine Services	
485410 – School and Employee Bus Transportation	
485510 – Charter Bus Industry	
485991- Special Needs Transportation	
485999 – All Other Transit and Ground Passenger Transportation	
491110 – Postal Service	
492110 – Couriers and Express Delivery Services	
492210 – Local Messengers and Local	



Delivery	
512110 – Motion Picture and Video Production	
512120 – Motion Picture and Video Distribution	
512131 – Motion Picture Theaters	Except Drive-Ins
512132 – Drive-In Motion Picture Theaters	
512191 – Tele production and Other Postproduction Services	
512199 – Other Motion Picture and Video Industries	Not Including Adult Oriented Businesses
512230 – Music Publishers	
512240 – Sound Recording Studios	
512250 – Record Production and Distribution	
512290 – Other Sound Recording Industries	
513110 – Newspaper Publishers	
513120 – Periodical Publishers	
513130 – Book Publishers	
513140 – Directory and Mailing List Publishers	
513191 - Greeting Card Publishers	
513199 – All Other Publishers	
513210 – Software Publishers	
516110 – Radio Broadcasting Stations	
516120 – Television Broadcasting Stations	
516210 – Media Streaming Distribution Services, Social Networks, and Other Media	
517111 – Wired Telecommunications Carriers	
517112 – Wireless Telecommunications Carriers	Except Satellite
517121 – Telecommunications Resellers	
517122 - Agents for Wireless Telecommunications Services	
517410 – Satellite Telecommunications	
51780 – All other telecommunications	
518210 – Computing Infrastructure providers, Data Processing, Web Hosting, and Related Services	
519210 – Libraries and Archives	
519290 – Web Search Portals and all other	

Information Services	
521110 – Monetary Authorities Central Bank	
522110 – Commercial Banking	
522130 – Credit Unions	
522180 – Savings Institutions and Other Depository Credit Intermediation	
522210 – Credit Card Issuing	
522220 – Sales Financing	
522291 – Consumer Lending	
522292 – Real Estate Credit	
522299 – International, Secondary Market, and All other Nondepository Credit Intermediation	
522310 – Mortgage and Nonmortgage Loan Brokers	
522320 – Financial Transactions Processing, Reserve, and Clearinghouse Activities	
522390 – Other Activities Related to Credit Intermediation	
523150 – Investment Banking and Securities Intermediation	
523160 – Commodity Contracts Intermediation	
523210 – Securities and Commodity Exchanges	
523910 – Miscellaneous Intermediation	
523940 – Portfolio Management and Investment Advice	
523991 – Trust, Fiduciary, and Custody Activities	
523999 – Miscellaneous Financial Investment Activities	
524113 – Direct Life Insurance Carriers	
524114 – Direct Health and Medical Insurance Carriers	
524126 – Direct Property and Casualty Insurance Carriers	
524127 – Direct Title Insurance Carriers	
524128 – Other Direct Insurance Carriers	Except Life, health, and Medical Carriers
524130 – Reinsurance Carriers	
524210 – Insurance Agencies and Brokerages	
524191 – Claims Adjusting	

524292 – Pharmacy Benefit Management and Other Third-Party Administration of Insurance and Pension Funds	
524298 – All Other Insurance Related Activities	
525110- Pension Funds	
525120 – Health and Welfare Funds	
525190- Other Insurance Funds	
525910 – Open-End Investment Funds	
525920 – Trusts, Estates, and Agency Accounts	
525990- Other Financial Businesses	
531110 – Lessors of Residential Buildings and Dwellings	
531120 – Lessors of Nonresidential Buildings	Except Mini warehouses
531190 - Lessors of Other Real Estate Property	
531210 – Offices of Real Estate Agents and Brokers	
531311 – Residential Property Managers	
531312 – Nonresidential Property Managers	
531320 – Offices of Real Estate Managers	
531390 – Other Activities Related to Real Estate	
532210 – Consumer Electronics and Appliances Rental	
532281 – Formal Wear and Costume Rental	
532282 – Video Tape and Disc Rental	
532283-Home Health Equipment Rental	
532284 – Recreational Goods Rental	
532289 – All Other Consumer Goods Rental	
532310 – General Rental Centers	
532420- Office Machinery and Equipment Rental and Leasing	
533110 – Lessors of Nonfinancial and Intangible Assets	Except Copyrighted Works
541110 – Offices of Lawyers	
541120 – Offices of Notaries	
541191 – Title Abstract and Settlement Offices	
541199 – All Other Legal Services	

541211 – Offices of Certified Public Accountants	
541213 – Tax Preparation Services	
541214 – Payroll Services	
541219 – Other Accounting Services	
541310 – Architectural Services	
541320 – Landscape Architectural Services	
541330 – Engineering Services	
541340 – Drafting Services	
541350 – Building Inspection Services	
541360 – Geophysical Surveying and Mapping Services	
541370 – Surveying and Mapping Services	Except Geophysical
541380 – Testing Laboratories and Services	
541410 – Interior Design Services	
541420 – Industrial Design Services	
541430 – Graphic Design Services	
541490 – Other Specialized Design Services	
541511 – Custom Computer Programming Services	
541512 – Computer Systems Design Services	
541513 – Customer Facilities Management Services	
541519 – Other Computer Related Services	
541611 – Administrative Management and General Management Consulting Services	
541612 – Human Resources Consulting Services	
541613 – Marketing Consulting Services	
541614 – Process, Physical Distribution, and Logistics Consulting Services	
541618 – Other Management Consulting Services	
541620 – Environment Consulting Services	
541690 – Other Scientific and technical Consulting Services	
541713 – Research and Development in Nanotechnology	

541714 – Research and Development in Biotechnology	Except Nanobiotechnology
541715 – Research and Development in the Physical, Engineering, and Life Sciences	
541720 - Research and Development in the Social Sciences and Humanities	
541810 – Advertising Agencies	
541820 – Public Relations Agencies	
541840 – Media Representatives	
541850 – Indoor and Outdoor Display Advertising	
541860 – Direct Mail Advertising	
541870 – Advertising Material Distribution Services	
541890 – Other Services Related to Advertising	
541910 – Marketing Research and Public Opinion Polling	
541921 – Photography Studios, Portrait	
541922 – Commercial Photography	
541930 – Translation and Interpretation Services	
541940 – Veterinary Services	
541990 – All other Professional, Scientific, and Technical Services	
551111 – Offices of Bank Holding Companies	
551112 – Offices of Other Holding Companies	
551114 – Corporate, Subsidiary, and Regional Managing Offices	
561110 – Office Administrative Services	
561210 – Facilities Support Services	
561311 – Employment Placement Services	
561312 – Executive Search Services	
561320 – Temporary Help Services	
561330 – Professional Employer Organizations	
561410 – Document Preparation Services	
561421 – Telephone Answering Services	
561422 – Telemarketing Bureaus and Other Contact Centers	
561431 – Private Mail Centers	
561439 – Other Business Service Centers	Including Copy Shops

561440 – Collection Agencies	
561450 - Credit Bureaus	
561491 – Repossession Services	
561492 – Court Reporting and Stenotype Services	
561499 – All Other Business Support Services	
561510 – Travel Agencies	
561520 – Tour Operators	
561591 – Convention and Visitors Bureaus	
561599 – All Other Travel Arrangement and Reservation Services	
561611 – Investigation and Personal Background Check Services	
561612 – Security Guards and Patrol Services	
561613 – Armored Car Services	
561621 – Security Systems Services	Except Locksmiths
561622 – Locksmiths	
561710 – Extermination and Pest Control Services	
561720 – Janitorial Services	
561730 – Landscaping Services	
561740 – Carpet and Upholstery Cleaning Services	
561790 – Other Services to Buildings and Dwellings	
561910 – Packaging and Labeling Services	
561920 – Convention and Trade Show Organizers	
561990 – All other Support Services	
562910 – Remediation Services	
611110 – Elementary and Secondary Schools	
611210 – Junior Colleges	
611310 – Colleges, Universities, and Professional Schools	
611410 – Business and Secretarial Schools	
611420 - Computer Training	
611430 – Professional and Management Development Training	
611511 – Cosmetology and Barber Schools	
611512 – Flight Training	

611513 – Apprenticeship Training	
611519 – Other Technical and Trade Schools	
611610 – Fine Arts Schools	
611620 – Sports and Recreation Instruction	
611630 – Language Schools	
611691 – Exam Preparation and Tutoring	
611692 – Automobile Driving Schools	
611699 – All Other Miscellaneous Schools and Instruction	
611710 – Educational Support Services	
621111 – Offices of Physicians	Except Mental Health Specialists
621112 – Offices of Physicians, Mental Health Specialists	
621210 – Offices of Dentists	
621310 – Offices of Chiropractors	
621320 – Offices of Optometrists	
621330 – Offices of Mental Health Practitioners	Except Physicians
621340 – Offices of Physical, Occupational, and Speech Therapists, and Audiologists	
621391 – Offices of Podiatrists	
621399 – Offices of All Other Miscellaneous Health Practitioners	
621410 – Family Planning Centers	
621420 – Outpatient Mental health and Substance Abuse Centers	
621491 – HOM Medical Centers	
621492 – Kidney Dialysis Centers	
621493 – Freestanding Ambulatory Surgical and Emergency Centers	
621498 – All Other Outpatient Care Centers	
621511 – Medical Laboratories	
621512 – Diagnostic Imaging Centers	
621610 – Home Health Care Services	
621910 – Ambulance Services	
621991 – Blood and Organ Banks	
621999 – All Other Miscellaneous Ambulatory Health Care Services	
622110 – General Medical and Surgical Hospitals	
622210 – Psychiatric and Substance Abuse	

Hospitals	
622310 – Specialty Hospitals	Except Psychiatric and Substance Abuse
623110 – Nursing Care Facilities	Except Skilled Nursing Facilities
623210 – Residential Intellectual and Developmental Disability Facilities	
623311 – Continuing Care Retirement Communities	
623312 – Assisted Living Facilities for the Elderly	
623990 – Other Residential Care Facilities	
624110 – Child and Youth Services	
624120 – Services for the Elderly and Persons with Disabilities	
624190 – Other Individual and Family Services	
624210 – Community Food Services	
624229 – Other Community Housing Services	
624230 – Emergency and Other Relief Services	
624310 – Vocational Rehabilitation Services	
624410 – Child Care Services	
711110 – Theater Companies and Dinner Theaters	
711120 – Dance Complex	
711130 – Musical Groups and Artists	
711190 – Other Performing Arts Companies	
711211 – Sports Teams and Clubs	
711310 – Promoters of Performing Arts, Sports, and Similar Events with Facilities	
711320 – Promoters of Performing Arts, Sports, and similar Events without Facilities	
711410 – Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	
711510 – Independent Artists, Writers, and Performers	
712110 – Museums	
713120 – Amusement Arcades	
713290 – Other Gambling Industries	
713940 – Fitness and Recreational Sports Centers	



713950 – Bowling Centers	
721110 – Hotels and Motels	Except Casinos Hotels
721191 – Bed and Breakfast Inns	
722410 – Drinking Places	Alcoholic Beverages
722511 – Full-Service Restaurants	
722513 – Limited-Service Restaurants	
722514 – Cafeterias, Grill Buffets, and Buffets	
722515 – Snack and Nonalcoholic Beverage Bars	
811192 – Car Washes	
811210 – Electronic and Precision Equipment Repair and Maintenance	
811310 – Commercial and Industrial Machinery and Equipment Repair and Maintenance	Except Automotive and Electronic
811411 – Home and Garden Equipment Repair and Maintenance	
811412 – Appliance Repair and Maintenance	
811420 – Reupholster and Furniture Repair	
811430 – Footwear and Leather Goods Repair	
811490 – Other Personal and Household Goods Repair and Maintenance	
812111 – Barber Shops	
812112 – Beauty Salons	
812113 – Nail Salons	
812191 – Diet and Weight Reducing Centers	
812199 – Other Personal Care Services	
812210 – Funeral Homes and Funeral Services	
812310 – Coin Operated Laundries and Drycleaners	
812320 – Drycleaning and Laundry Services	Except Coin Operated
812331 – Linen Supply	
812910 – Pet Care Services	Except Veterinary
812921 – Photofinishing Laboratories	Except One hour
812922 – One Hour Photofinishing	
812930 – Parking Lots and Garages	Subject to applicable provisions of Section 3.04
813110 – Religious Organizations	

813211 – Grantmaking Foundations	
813212 – Voluntary Health Organizations	
813219 – Other Grantmaking and Giving Services	
813311 – Human Rights Organizations	
813312 – Environment, Conservations and Wildlife Organizations	
813319 – Other Social Advocacy Organizations	
813410 – Civic and Social Organizations	
813910 – Business Associates	
813920 – Professional Organizations	
813930 – Labor Unions and Similar Labor Organizations	
813940 – Political Organizations	
813990 – Other Similar Organizations	Except Business, Professional, and Political
921110 – Executive Offices	
921120 – Legislative Bodies	
921130 – Public Finance Activities	
921140 – Executive and Legislative Offices, Combined	
921190 – Other General Government Support	
922130 – Legal Counsel and Proscution	
922150 – Parole Offices and Probation Offices	
923110 – Administration of Education Programs	
923120 – Administration of Public Health Programs	
923130 – Administration of Human Resource Programs	Except Education, Public Health, and Veterans Affairs Programs
923140 – Administration of Veterans' Affairs	
924110 – Administration of Air and Water Resource and Solid Waste Management	
924120 – Administration of Conservation Programs	
925110 – Administration of Housing Programs	
925120 – Administration of Urban Planning and Community and Rural Development	
926110 – Administration of General Economic Programs	

Provided that all such uses listed in this paragraph shall be within entirely enclosed buildings; and provided further that all food and drink service and consumption therewith shall be within entirely enclosed building or at outdoor tables on private property adjacent to such building or storefront and provided further that any such outdoor seating shall not block any means of egress or any portion of accessible walkway or aisle. There shall be no service and consumption permitted on public rights-of-way without a special permit issued by the appropriate building official, and then only where the public way is ten (10) feet or greater in width and does not create a public safety or health hazard. All such outdoor service and consumption areas shall have one or more trash containers available for use or shall be kept clean and free of trash and debris by the establishment's staff.

Preparation and manufacturing of goods or products for retail sales on the premises only, provided that such manufactured process or treatment shall be clearly incidental and essential to the retail business conducted on the premises and further provided that not more than five (5) persons (exclusive of manager) shall be engaged in said manufacture, processing or treatment of products and that all such operations create no undue noise, odor, dust, smoke, vibrations or other similar nuisance.

Sales of new automobiles and new automobile accessories and parts;

Bus terminal and other public transportation terminal facilities for passengers;

Parking lots and parking garages subject to the applicable provisions of Section 3.04;

Gasoline service stations subject to the applicable provisions of Section 3.08.

**PERMITTED ACCESSORY USES:**

Any accessory use permitted and as regulated in the MR-1 district.

Storage of merchandise or inventory usually carried in stock; provided that such storage shall be located on the lot with the retail, service or commercial use and shall be within a completely enclosed building.

Service garage, only if in conjunction with and accessory and incidental to the sale of new automobiles.

Accommodations for caretakers, watchmen or custodians.

**EXCEPTIONS:**

Any exception permitted and as regulated in the SR-1 district.

**SPECIAL PERMITS:**

Planned multi-family developments subject to the applicable provisions in Section 5.06 and 5.07.

Planned business centers subject to the applicable provisions of Sections 5.06 and 5.09.

Other planned building developments subject to the applicable provisions of Sections 5.06 and 5.10.

Planned manufactured home parks subject to the applicable provisions of Sections 5.06 and 5.08.

Outdoor Market, subject to all other zoning regulations.

Sales of Used Automobiles.

General automotive service garage.

Limited storage, located upon a separate lot, directly related to business operations of a permitted use and located on such lot within 100 feet of the principal, permitted use.

General inside storage with limited fenced outside storage of properly licensed and operable vehicles.

Landscape business, subject to all other zoning regulations.

**SUPPLEMENTARY REGULATIONS:**

All uses subject to the applicable provisions of Article IV.

## B-2 GENERAL BUSINESS

### PERMITTED USES:

All uses as listed in the following table:

PERMITTED USES	ADDITIONAL REGULATIONS/INFORMATION
311811 Retail Bakers	
323111 Commercial printing, except screen and books	
323113 Commercial screen printing	
337110 Wood kitchen cabinet and countertop mfg.	
441110 New car dealers	
441310 Automotive parts and accessories stores	New parts and accessories only
441320 Tire dealers	New tires only or new tires only in combination with automotive repair services
442110 Furniture stores - Home and Office	
442210 Floor covering stores	
442291 Window treatment stores	
442299 All other home furnishings stores	
443141 Household appliance stores	Including repair and maintenance services - 811412
443142 Electronics stores	Including repair and maintenance services - 811211; 811213; 811219
444110 Home Centers	
444120 Paint and wallpaper stores	
444130 Hardware stores	
445110 Supermarkets and other grocery stores	
445120 Convenience stores	
445210 Meat markets	
445220 Fish and seafood markets	
445230 Fruit and vegetable markets	
445291 Baked goods stores	
445292 Confectionery and nut stores	

445299	All other specialty food stores	
445310	Beer, wine, and liquor stores	
446110	Pharmacies and drug stores	
446120	Cosmetic, beauty supplies and perfume stores	
446130	Optical goods stores	
446191	Food, health, supplement stores	
446199	All other health and personal care stores	
447110	Gasoline stations with convenience stores	With or without automotive repair services
447190	Other gasoline stations	in combination with activities, such as providing repair services; selling automotive oils, replacement parts, and accessories; and/or providing food services.
448110	Men's clothing stores	
448120	Women's clothing stores	
448130	Children's and infants' clothing stores	
448140	Family clothing stores	
448150	Clothing accessories stores	
448190	Other clothing stores	
448210	Shoe stores	
448310	Jewelry stores	
448320	Luggage and leather goods stores	
451110	Sporting goods stores	
451120	Hobby, toy, and game stores	
451130	Sewing, needlework, and piece goods stores	
451140	Musical instrument and supplies stores	
451211	Book stores	Not including Adult Oriented businesses
451212	News dealers and newsstands	
452210	Department stores	
452311	Warehouse clubs and supercenters	
452319	All other general merchandise stores	Not including Adult Oriented businesses
453110	Florists	
453210	Office supplies and stationery stores with or without furniture and equipment	Including repair and maintenance services - 811212
453220	Gift, novelty, and souvenir stores	Not including Adult Oriented businesses

453310	Used merchandise stores	
453910	Pet and pet supplies stores	
453920	Art dealers	
453991	Tobacco stores	
453998	Store retailers not specified elsewhere	Not including Adult Oriented businesses
485113	Bus and other motor vehicle transit systems	
485310	Taxi service	
485320	Limousine service	
492210	Local messengers and local delivery	
512131	Motion picture theaters, except drive-ins	
517911	Telecommunications Resellers	
522110	Commercial banking	
522120	Savings institutions	
522130	Credit unions	
523920	Portfolio management	
523930	Investment advice	
523991	Trust, fiduciary, and custody activities	
524210	Insurance agencies and brokerages	
524291	Claims adjusting	
531130	Mini-warehouse and self-storage unit operators	
531210	Offices of real estate agents and brokers	
531311	Residential Property Managers	
531312	Nonresidential property managers	
531320	Offices of real estate appraisers	
531390	Other Activities Related to Real Estate	
532210	Consumer electronics and appliances rental	
532281	Formal wear and costume rental	
532282	Video tape and disc rental	Not including Adult Oriented businesses
532283	Home health equipment rental	
532289	All Other Consumer Goods Rental	Not including Adult Oriented businesses
532310	General rental centers	Including repair & maintenance services - Home and Garden - 811411
532420	Office equipment rental and leasing	Including repair and maintenance services - 811212

541110	Offices of lawyers	
541120	Offices of notaries	
541191	Title abstract and settlement offices	
541211	Offices of certified public accountants	
541213	Tax preparation services	
541214	Payroll Services	
541219	Other accounting services	
541310	Architectural Services	
541320	Landscape Architectural Services	
541330	Engineering Services	
541340	Drafting Services	
541350	Building inspection services	
541360	Geophysical surveying and mapping services	
541370	Other surveying and mapping services	
541410	Interior design services	
541420	Industrial Design Services	
541430	Graphic design services	
541490	Other specialized design services	
541511	Custom computer programming services	
541512	Computer systems design services	
541513	Computer facilities management services	
541519	Other computer related services	
541611	Administrative management consulting services	
541612	Human resources consulting services	
541613	Marketing consulting services	
541614	Process, Physical Distribution, and Logistics Consulting Services	
541618	Other Management Consulting Services	
541620	Environmental consulting services	
541690	Other technical consulting services	
541810	Advertising agencies	
541820	Public relations agencies	
541830	Media buying agencies	



541840	Media representatives	
541860	Direct mail advertising	
541910	Marketing research and public opinion polling	
541921	Photography studios, portrait	
541922	Commercial photography	
541930	Translation and interpretation services	
541940	Veterinary Services	
541990	All Other Professional, Scientific and Technical Services	
551111	Offices of bank holding companies	
551112	Offices of Other Holding Companies	
551114	Corporate, Subsidiary and Regional Managers Offices	
561110	Office Administrative Services	
561311	Employment placement agencies	
561612	Executive Search Services	
561320	Temporary help services	
561330	Professional Employer Organizations	
561410	Document preparation services	
561421	Telephone answering services	
561431	Private Mail Centers	
561439	Other Business Service Centers (including Copy Shops)	
561440	Collection Agencies	
561450	Credit Bureaus	
561492	Court reporting and stenotype services	
561499	All Other Business Support Services	
561510	Travel agencies	
561599	All Other Travel Arrangement and Reservation Services	
561611	Investigation services	
561612	Security Guards and Patrol Services	
561621	Security Systems Services (except Locksmith)	
561622	Locksmiths	

561710	Exterminating and pest control services	
561720	Janitorial services	
611110	Elementary and secondary schools	
611210	Junior colleges	
611310	Colleges and universities	
611410	Business and secretarial schools	
611420	Computer training	
611430	Management training	
611511	Cosmetology and barber schools	
611610	Fine arts schools	
611630	Language schools	
611691	Exam preparation and tutoring	
611692	Automobile driving schools	
611699	All Other Miscellaneous Schools and Instruction	
611710	Educational support services	
621111	Offices of physicians, except mental health	
621112	Offices of mental health physicians	
621210	Offices of dentists	
621310	Offices of chiropractors	
621320	Offices of optometrists	
621330	Offices of mental health practitioners	
621340	Offices of specialty therapists	
621391	Offices of podiatrists	
621399	Offices of miscellaneous health practitioners	
621410	Family Planning Centers	
621492	Kidney Dialysis Centers	
621493	Freestanding Ambulatory Surgical and Emergency Centers	
621498	All Other Outpatient Care Centers	
621610	Home Health Care Services	
623110	Nursing Care Facilities (Skilled Nursing Facilities)	
621999	All Other Miscellaneous Ambulatory Health Care Services	
623311	Continuing Care Retirement Communities	

623312	Assisted Living Facilities for the Elderly	
624110	Child and Youth Services	
624120	Services for the Elderly and Persons with Disabilities	
624190	Other Individual and Family Services	
713120	Amusement arcades	
713290	Other Gambling Industries	
713940	Fitness and recreational sports centers	
713950	Bowling centers	
721110	Hotels and motels, except casino hotels	
722320	Caterers	
722410	Drinking places, alcoholic beverages	Including Brew Pubs
722511	Full-service restaurants	Including Brew Pubs
722513	Limited-service restaurants	Including Brew Pubs
722514	Cafeterias, grill buffets, and buffets	
722515	Snack and nonalcoholic beverage bars	
811112	Automotive Exhaust System Repair	
811121	Automotive Body, Paint and Interior Repair and Maintenance	
811122	Automotive Glass Replacement Shops	
811191	Automotive oil change and lubrication shops	
811192	Car washes	
811430	Footwear and leather goods repair	
812111	Barber shops	
812112	Beauty salons	
812113	Nail salons	
812191	Diet and weight reducing centers	
812199	Other Personal Care Services	
812210	Funeral homes and funeral services	
812310	Coin-Operated Laundries and Drycleaners	
812320	Dry-cleaning and laundry services	
812910	Pet care, except veterinary, services	

812921	Photofinishing Laboratories (except One-Hour)	
812922	One-Hour Photofinishing	
812990	All Other Personal Services	
921110	Executive Offices	
923140	Administration of Veterans Affairs	
925110	Administration of housing programs	

Provided that all such uses listed in this paragraph shall be within entirely enclosed buildings; and provided further that all food and drink service and consumption therewith shall be within entirely enclosed building or at outdoor tables on private property adjacent to such building or storefront and provided further that any such outdoor seating shall not block any means of egress or any portion of accessible walkway or aisle.

There shall be no service and consumption permitted on public rights-of-way without a special permit issued by the appropriate building official, and then only where the public way is ten (10) feet or greater in width and does not create a public safety or health hazard.

All such outdoor service and consumption areas shall have one or more trash containers available for use or shall be kept clean and free of trash and debris by the establishment's staff.

Preparation and manufacturing of goods or products for retail sales on the premises only, provided that such manufactured process or treatment shall be clearly incidental and essential to the retail business conducted on the premises and further provided that not more than five (5) persons (exclusive of manager) shall be engaged in said manufacture, processing or treatment of products and that all such operations create no undue noise, odor, dust, smoke, vibrations or other similar nuisance.

**PERMITTED ACCESSORY USES:**

Storage of merchandise or inventory usually carried in stock; provided that such storage shall be located on the lot with the retail, service or commercial use and shall be within a completely enclosed building.

Accommodations for caretakers, watchmen or custodians.

Fences, hedges and walls, subject to the provisions of Section 3.01.

**EXCEPTIONS:**

Electrical substations, subject to the provisions of Sections 4.10 and 3.12;

Gas regulator stations, subject to the provisions of Sections 4.16 and 3.12;

Other public utility distribution facilities, subject to the provisions of Sections 4.16 and 3.12.

**SPECIAL PERMITS:**

Planned business centers subject to the applicable provisions of Sections 5.06 and 5.09.

Other planned building developments subject to the applicable provisions of Sections 5.06 and 5.10.

Light Manufacturing: with a maximum of 25 employees, hours of operation beginning not before 7:30 A.M. and latest hour of operation of 11:00 P.M.

Personal inside vehicle storage use. Said Special Use shall be limited to only Niagara Avenue from the Union Pacific railroad track to the south, and shall comply with all other applicable laws of the Village of East Alton.

**SUPPLEMENTARY REGULATIONS:**

All uses subject to the applicable provisions of Article IV.

**B-3: HIGHWAY BUSINESS DISTRICT**

**PERMITTED USES:**

PERMITTED USE	NAICS	INCLUDED SIMILAR USES	OTHER REGULATIONS
Automobile & Motorcycle dealers	441110 441120 441221 441229 532111 532112	New car dealers Used car dealers New & Used motorcycle dealers Utility trailer dealers Van (passenger) rental Van (passenger) leasing	
Automobile parts dealers, new only	441221 441310	Automotive audio equipment stores Motorcycle parts and accessories dealers Speed shops	
Automotive repair and replacement shops	441320 811111 811112 811113 811118 811121 811122 811191 811198	Garages, general automotive repair Engine repair and replacement shops Exhaust system repair and replacement shops Automotive transmission repair shops Automotive brake repair shops Automotive electrical repair Automotive front end alignment Automotive tune-up shops Radiator repair shops Automotive body & paint shops Automotive upholstery shops Automotive glass shops Quick-lube shops Automotive washing and polishing Automotive air-conditioning repair Automotive rust proofing and undercoating Tire dealers, automotive (except retreading, used tire shops)	NO OUTSIDE STORAGE
Building materials supply dealers	444190	Electrical supply stores Fencing dealers Garage door dealers Glass stores Hardwood flooring dealers Kitchen cabinet (except custom) stores Lighting fixture stores Lumber retailing yards Plumbing supply stores Siding dealers Tile stores, ceramic Window stores Home centers, building materials	NO OUTSIDE STORAGE
Carpet stores	442210		
Child day care centers	624410		Also Section(s): 10-3-16
Churches	813110		Also Section(s): 10-3-6

Cleaning services - commercial, residential	561720 561740 561790	Carpet cleaning services Housekeeping services Janitorial services Maid services Window cleaning services Building cleaning services, janitorial Building exterior cleaning services (except sand blasting, window cleaning)	
Clothing stores	444110 448110 448120 448130 448140 448150 448190	Clothing stores, men's and boys' Clothing stores, women's and girls' Maternity shops Clothing stores, children's and infants' Family clothing stores Western wear stores Clothing accessories stores Hat and cap stores Neckwear stores Dress shops Hosiery stores Swimwear stores Uniform stores	
Dental laboratories	339116		
Drug stores	446110		
Eating & drinking establishments	722110 722211 722212 722213 722410	Diners, full service Doughnut shops, full service Pizza parlors, full service, limited service Delicatessen restaurants Restaurants, full service, limited-service Restaurants, carryout, fast food Pizza delivery shops Sandwich shops, limited-service Coffee shops, on premise brewing Ice cream parlors Drinking places (i.e., bars, lounges, taverns), alcoholic	Provided that all uses listed within this section shall be within entirely enclosed buildings; and provided further that all service and consumption therewith shall be within an entirely enclosed building or at tables within an area visually screened from all public circulation ways, as a hedge, fence or wall at least six (6) feet in height and that the outside service area shall not be greater than fifty (50) percent of the inside service area.
Engine repair, small engine	811411		NO OUTSIDE STORAGE
Excavation contractors	237990 238390 238910 238990	Core drilling and test boring for construction Waterproofing contractors Fencing contractors Horizontal drilling (e.g., underground cable, pipeline, sewer installation)	
Exterminating services	561710		
Farm supply stores	444220		



Finance, loan offices (except Pawn shops, Payday and Title Loans)	<b>522292</b> Mortgage companies <b>522310</b> Stock brokerages <b>522310</b> Mortgage brokerages <b>523110</b> Securities brokerages <b>523110</b> Investment management <b>523120</b> Financial planning services, <b>523920</b> customized, fees paid by client <b>523930</b> Investment advice counseling services, <b>523930</b> customized, fees paid by client	
Financial Institutions	<b>522110</b> Banks, commercial <b>522120</b> Savings and loan associations (S&L) <b>522130</b> Savings banks <b>522293</b> Credit unions <b>523110</b> Investment banking <b>523110</b> Trade banks (i.e., international trade financing)	
Fitness & fun centers	<b>713120</b> Exercise centers <b>713120</b> Family fun centers <b>713940</b> Health club facilities, physical fitness <b>721110</b> Health spas without accommodations, <b>721110</b> physical fitness <b>721110</b> Health spas (i.e., physical fitness facilities) <b>721110</b> with accommodations	
Flea market space, under roof, rental or leasing	<b>531120</b>	
Furniture and Appliance Stores	<b>442110</b> Primarily retailing furniture <b>443111</b> Household, office, outdoor <b>443112</b> Office furniture <b>443112</b> Radio and television stores <b>443112</b> Stereo stores (except automotive) <b>443112</b> Telephone stores (including cellular) <b>443112</b> Sewing machine stores, household-type	
Garden centers	<b>444210</b> Lawn supply stores <b>444220</b> Garden power equipment stores	

General Offices & services	<b>531120</b> <b>541840</b> <b>541910</b> <b>541990</b> <b>551114</b> <b>561110</b> <b>561320</b> <b>561410</b> <b>561421</b> <b>561422</b> <b>561431</b> <b>561492</b> <b>561611</b> <b>611691</b>	Corporate offices Administrative management services Office management services Full service office space provision Marketing analysis services Marketing research services Handwriting expert services Patent broker services Radio advertising representatives (i.e., independent of media owners) Resume writing services Stenography services, public Telephone call centers Transcription services Temporary employment services Exam preparation services Ticket (e.g., airline, bus, cruise ship, sports, theatrical) sales offices Message services, telephone answering Investigators, private Parcel mailing services, private	
General rental centers	<b>532310</b> <b>532420</b> <b>532490</b>	Home and garden equipment rental centers Rent-all centers Office furniture rental or leasing Office machinery and equipment rental Furniture, institutional (i.e. public building), rental or leasing	
General stores	<b>452111</b> <b>452990</b> <b>453210</b> <b>453910</b> <b>453991</b> <b>453998</b>	Department stores Department stores, discount Superstores (i.e., food and general merchandise) Dollar stores Home and auto supply stores Variety stores Office supply stores Pet supply stores Pet shops Smokers' supply stores Tobacco stores Flag and banner shops Flower shops, artificial or dried Hot tub stores Janitorial equipment and supplies stores Police supply stores Religious goods stores Swimming pool supply stores	

Grocery stores & Specialty Food Stores, markets	<b>445110</b> <b>445120</b> <b>445210</b> <b>445220</b> <b>445230</b> <b>445299</b>	Supermarkets Convenience food stores Delicatessens (except restaurants) Meat markets Seafood markets Fruit markets Produce markets Bakery stores, retailing only Gourmet food stores Ice cream (i.e., packaged) stores Soft drink stores, bottled Spice stores Water stores, bottled	
Hardware stores	<b>444130</b>	Tool stores, power and hand (except outdoor)	
Home furnishings stores	<b>442291</b> <b>442299</b>	Window treatment stores Glassware stores House wares stores Kitchenware stores Lamp shops, electric Wood-burning stove stores	
Insurance related offices	<b>524113</b> <b>524114</b> <b>524126</b> <b>524210</b> <b>524291</b> <b>524292</b> <b>524298</b>	Insurance carriers, disability, life, health, fidelity, direct Insurance carriers, property and casualty, direct Insurance agencies Insurance carriers, surety, direct Insurance brokerages Insurance claims adjusting Insurance claims investigation services Insurance advisory services	
Judo instruction or schools	<b>611620</b>		NO DAY CAMPS, MULTI-DAY CAMPS
Manufactured (mobile) home dealers	<b>453930</b>	Manufactured (mobile) home parts and accessory dealers	

Medical, Therapy, Specialty practices (except MD's of DO's) offices, centers, clinics	<b>621330</b> <b>621340</b> <b>621399</b> <b>621498</b> <b>621610</b>	Physical therapy offices Psychotherapists Music therapists Speech therapists Acupuncturists Dental hygienists Dietitians Inhalation, Respiratory therapists Massage therapists Physicians' assistants Pain therapy Home health care agencies	
Meeting hall and room rental or leasing	<b>531120</b>		
Monument (i.e., burial marker) dealers	<b>453998</b>		
Office machine repair and maintenance services (except communication equipment)	<b>811212</b>		
Paint, Wallpaper & Wall covering stores	<b>444120</b>		
Personal Service shops (except massage parlors, tattoo parlors, shops)	<b>541922</b> <b>561510</b> <b>811490</b> <b>812111</b> <b>812112</b> <b>812113</b> <b>812199</b> <b>812310</b> <b>812320</b>	Barber shops Hair stylist shops Beauty shops Esthetician (i.e., skin care) services Facial salons Manicure and pedicure salons Ear piercing services Hair removal (i.e., depilatory, electrolysis) services Tanning salons Drycleaners (except coin-operated) Coin-operated drycleaners and laundries Laundry drop-off and pick-up sites Clothing repair shops, alterations only Photography studios, commercial Travel agencies	
Pet hospitals	<b>541940</b>	Veterinary services	NO OUTDOOR KENNELS
Pet grooming, sitting, training services	<b>812910</b>		NO OUTDOOR KENNELS

Physicians' & Surgeons' Offices, Centers, Clinics (MD, DO, OD)	<b>621111</b> <b>621112</b> <b>621210</b> <b>621310</b>	Acupuncturists' (MDs or DOs) Clinical pathologists' offices Pathologists', forensic, neuropathological, oral, surgical, speech or voice, Radiologists' offices Physicians', mental health, Psychotherapists, Dentists, Oral surgeons Chiropractors' offices Optometrists Clinical psychologists Doctors of psychology	
Print shops	<b>323112</b> <b>323113</b> <b>323114</b> <b>323115</b> <b>323119</b>	Stationery, flexographic printing, on a job-order basis Screen printing (except books, manifold business forms, grey goods) Quick printing Digital, Engraving, Letterpress, Lithographic (offset)	PROVIDED THAT THE PUBLISHING OF BOOKS, MAGAZINES, CATALOGS, ETC. IS NOT A PERMITTED USE.