



AGENDA ITEM #9A

**AGENDA ITEM EXECUTIVE SUMMARY
Village Board Meeting
6/26/2023**

Item Title: PZ 23-1111, 1325 W. Lake Street Rezoning

Staff Contact: Caron Bricks, AICP, Community Development Manager

OLD BUSINESS

VILLAGE BOARD ACTION:

Pass an Ordinance Approving the Rezoning of the Property Commonly Referred to as 1325 W. Lake Street, Roselle, Illinois, and Amending the Village of Roselle Official Zoning Map.

Executive Summary:

At their meeting on June 6, 2023, the Planning & Zoning Commission held a public hearing to consider the request of Fratelli Holdings LCC to rezone the property commonly known as 1325 W. Lake Street from ORI Office, Research, Industrial District to M Limited Manufacturing. During the public hearing, 5 members of the public spoke, with comments by surrounding property owners generally focused on possible new uses that would be allowed on the property. The P&Z recommended approval of the request by a vote of 5-1.

1325 W. Lake Street was formerly owned by Case Foundation and was the location of their construction office and yard for many decades. The petitioner purchased the property in 2021. They have requested a zoning map amendment in order to market the property for potential tenants. Case left much of their equipment on site (cranes, soldering tools, workshop, etc.) that the Petitioner hopes will attract tenants. The M Limited Industrial Zoning District is more conducive to these types of uses than ORI. A copy of the land use table highlighting the differences between the two (2) zoning districts is attached.

Implications:

Is this item budgeted? N/A

Estimated cost: N/A

Any other implications to be considered? [Click here to enter text.](#)

Strategic Priority:

N/A

Attachments:

Ordinance

Land Use Table

THE VILLAGE OF ROSELLE
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE
APPROVING THE REZONING OF
THE PROPERTY COMMONLY REFERRED TO AS
1325 W. LAKE STREET, ROSELLE, ILLINOIS AND
AMENDING THE VILLAGE OF ROSELLE
OFFICIAL ZONING MAP**

DAVID PILESKI, Mayor
AMANDA HAUSMAN, Village Clerk

TOM DELLA PENNA
WAYNE D. DOMKE
DENA FORSYTHE
CHERYL LENISA
TOM PIORKOWSKI
LEE TREJO

Village Board

Published in pamphlet form by authority of the
Mayor and the Board of Trustees of the Village of Roselle
on this the 26th day of June, 2023

ORDINANCE NO. _____

**AN ORDINANCE
APPROVING THE REZONING OF
THE PROPERTY COMMONLY REFERRED TO AS
1325 W. LAKE STREET, ROSELLE, ILLINOIS AND
AMENDING THE VILLAGE OF ROSELLE
OFFICIAL ZONING MAP**

WHEREAS, the Village of Roselle (hereinafter referred to as the “Village”) is a municipal corporation organized pursuant to the laws of the State of Illinois possessing certain powers and perform certain functions pertaining to its local government and affairs as provided for by and through the Illinois Municipal Code and Illinois Statute;

WHEREAS, the Village has in full force and effect a codified set of ordinances which are of a general and permanent nature, which said codified set is known and designated as the Village Code of the Village of Roselle, as amended;

WHEREAS, the Village President and Board of Trustees (collectively the “Corporate Authorities”), are authorized by the Municipal Code, 65 ILCS 5/11-13-1, *et seq.*, to create certain zoning districts and zoning regulations further and provide for; to the end that adequate light, pure air, and safety from fire and other dangers may be secured, that the taxable value of land and buildings throughout the municipality may be conserved, that congestion in the public streets may be lessened or avoided, that hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters may be lessened or avoided, and that the public health, safety, comfort, morals, and welfare may otherwise be promoted, and to insure and facilitate the preservation of sites, areas, and structure of historical, architectural and aesthetic importance;

WHEREAS, the Village recently revised and updated its zoning code which resulted in certain revisions to various zoning districts and regulations impacting various properties throughout the Village;

WHEREAS, the current owners, Fratelli Holdings LLC (hereinafter referred to as the “Petitioner”) of the property commonly referred to as 1325 W. Lake Street, Roselle, Illinois (hereinafter referred to as the “Subject Property”) have requested that the Subject Property be rezoned from its current ORI Office, Research Industrial Zoning District to the M limited Industrial Zoning District;

WHEREAS, the Village Planning and Zoning Commission (hereinafter referred to as the “Commission”) notice conducted a public hearing on Tuesday, June 6, 2023 identified as PZ Case No. 23-1111 to consider the Petitioners’ request to rezone the Subject Property and to hear testimony on the petition, and as a result of said hearing the Commission has issued a recommendation approving the Petitioner’s request as it pertains to this matter, all pursuant to proper notice and in compliance with the laws of the State of Illinois and Ordinances of the Village;

WHEREAS, the Commission found the Petitioner’s request to rezone the Subject Property to be reasonable and appropriate under the standards adopted by the Village and to be

compatible with the Village's Comprehensive Plan and proposed land use for the Subject Property; and

WHEREAS, the Corporate Authorities find that the granting of the requested rezoning of the Subject Property and Zoning Map Amendment will have no detrimental impact on the health, safety or welfare of the public in general and further finds that the Petitioners have met the required standards in support of the petition for the rezoning of the Subject Property and amendment to the Village of Roselle's Official Zoning Map Amendment.

NOW, THEREFORE, BE IT ORDAINED, in open meeting assembled, by the Mayor and Board of Trustees of the Village of Roselle, Cook and DuPage Counties, Illinois as follows:

Section One - Recitals

The Board of Trustees hereby find that all of the recitals hereinbefore stated as contained in the preamble to this ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this ordinance as legislative findings.

Section Two – Adoption of Findings and Recommendations

The Corporate Authorities hereby adopt the Findings and Recommendations of the Planning and Zoning Commission as if fully set forth herein, a copy of which is attached hereto and made a part hereof as Exhibit A.

Section Three – Description of Property

The property commonly referred to as 1325 W. Lake Street, Roselle, Illinois (hereinafter referred to as the "Subject Property") is legally described in Exhibit B, which is attached hereto and made a part hereof.

Section Four – Approval of the Rezoning of the Property Commonly Referred to as 1325 W. Lake Street, Roselle, Illinois

The Corporate Authorities hereby approve the rezoning of the Subject Property from the ORI Office, Research, Industrial Zoning District to the M Limited Industrial Zoning District.

Section Five – Amendment to Zoning Map

The Corporate Authorities further approve the amendment to the "Village of Roselle Official Zoning Map" to reflect the rezoning of the Subject Property as described herein. A copy of the Official Zoning Map and the plat of survey are attached hereto and made a part hereof and collectively referred to as Exhibit C.

Section Six - Direction

The Village Clerk shall record this ordinance and all related exhibits in the office of the DuPage County Recorder of Deeds. All fees and costs associated with the recording of this Ordinance shall be paid solely at the Petitioner's expense.

Section Seven - Effective Date

This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law; provided, however, this Ordinance shall not take effect until the Consent (a copy of which is attached hereto and made a part hereof as Exhibit D) is executed by the Petitioner and by the owner, thereby memorializing its agreement to be bound by the terms and conditions contained within this Ordinance. Such execution shall take place within forty-five (45) days after the passage and approval of this Ordinance or within such extension of time as may be granted by the Board of Trustees by motion prior to the expiration of said forty-five-day (45) period. If the Consent is not executed within forty-five (45) days after passage and approval of this Ordinance or within an extension of time granted during said forty-five (45) day period, this Ordinance shall be void and of no force or effect, and the request for relief identified herein shall be deemed abandoned.

Section Eight - Conflict Clause

That all ordinances, parts of ordinances, resolutions, parts of resolutions or board actions in conflict with the terms of this ordinance shall be repealed to the extent of said conflict.

Section Nine - Publication

This ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section Ten - Recording

This ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Roselle.

The Remainder of this Page has been Intentionally Left Blank / Roll Call Vote to follow:

DECIDED pursuant to a Roll Call Vote:

	YES	NO	ABSTAIN	ABSENT
Tom Della Penna				
Wayne D. Domke				
Dena Forsythe				
Cheryl Lenisa				
Tom Piorkowski				
Lee Trejo				
David Pileski (if necessary)				
TOTAL				

PASSED AND APPROVED by the Village of Roselle Board of Trustees on the 26th day of June, 2023:

David Pileski
Mayor

ATTEST:

Amanda Hausman
Village Clerk

STATE OF ILLINOIS)
) SS
 COUNTIES OF DUPAGE AND COOK)

CLERK’S CERTIFICATION

I, Amanda Hausman, hereby certify that I am the duly elected and qualified Village Clerk in and for the Village of Roselle, DuPage and Cook Counties, Illinois; that I am the keeper of the files, records, and seal of said Village, and that the following is a true and correct copy of Ordinance No. _____

**AN ORDINANCE
 APPROVING THE REZONING OF THE PROPERETY COMMONLY REFERRED TO AS
 1325 W. LAKE STREET, ROSELLE, ILLINOIS AND
 AMENDING THE VILLAGE OF ROSELLE OFFICIAL ZONING MAP**

adopted and approved by the Mayor and the Board of Trustees at an official meeting held on June 26, 2023 and that the vote on the motion for adoption was as follows:

	YES	NO	ABSTAIN	ABSENT
Tom Della Penna				
Wayne D. Domke				
Dena Forsythe				
Cheryl Lenisa				
Tom Piorkowski				
Lee Trejo				
David Pileski (if necessary)				
TOTAL				

I do further certify that the deliberations of the Board on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Village Code of the Village of Roselle, as amended, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.

I further state that this Certification is issued under my hand and the seal of the Village of Roselle as required in the Illinois Compiled Statues 65 ILCS 5/1-2-4.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Corporate Seal of said Village of Roselle, DuPage and Cook Counties, Illinois on the date set forth herein.

 Amanda Hausman, Village Clerk

(SEAL)

Exhibit A

Findings and Recommendations

Background

Fratelli Holdings LLC (hereinafter "Petitioner") is the owner of property commonly known as 1325 W. Lake Street. The property is currently zoned ORI Office, Research, Industrial District and was formerly occupied by a contractor that used the property as a contractor's office and yard, which is a permitted use in the ORI zoning district. The Petitioner has requested to rezone the property to M Limited Industrial in order to be able to better market the property to prospective tenants. The property is surrounded to the north by B-5 Arterial Business District (Village of Roselle), ORI Office, Research, Industrial District (Village of Roselle) to the east, R-4 Single Residence District (DuPage County) to the south, and the west by B-2 Local Business District (DuPage County). Notice was properly served for a public hearing held on June 6, 2023, including a legal notice in the Daily Herald, a sign posted on the Property, and a first-class mailing to property owners within 350 feet.

The Village of Roselle Planning and Zoning Commission considered all evidence presented during the public hearing on June 6, 2023, including testimony regarding the purpose and reasoning behind the application.

Findings

The Planning and Zoning Commission made the following findings for a zoning map amendment from ORI to M Limited Industrial at 1325 W. Lake Street:

- a. Potential Impacts. The amendment will not adversely impact existing land uses in proximity to the property. The amendment should not unreasonably affect the value, use and enjoyment of nearby properties.
- b. Trend of Development and Consistency. Map amendments should be a logical extension of the trend of development in the area around the property, or consistent with the current Village comprehensive plan.
- c. Externalities. Relevant physical or market conditions that may have changed to make the existing zoning of a property inappropriate with this section to be in keeping with the desirable development of the village will be specified.
- d. Village Plans. Amendments will be consistent with the Village's current comprehensive plan, official map, and all other plans and policies adopted by the Village.
- e. Zoning Appropriateness. The extent to which use of the property is diminished by the current zoning standards or designation and is no longer suitable for the underlying zoning shall be specified.

The findings of fact were adopted in a 6-0 vote at the June 6, 2023 meeting.

The Planning and Zoning Commission recommended approval of the request in a vote of 5-1 at the June 6, 2023 meeting.

Respectfully submitted,

Village of Roselle Planning & Zoning Commission

Chairman

DRAFT

Exhibit B

Legal Description of Property

PARCEL 1:

LOTS 36, 37, AND 38 IN KEENEY'S LAKE STREET FARMS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 8 AND PART OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1932 AS DOCUMENT NUMBER 328341, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 1, 1982 AS DOCUMENT NUMBER R82-45135, (EXCEPTING THEREFROM THAT PART OF LOT 36 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 36; THENCE NORTH 57 DEGREES WEST ALONG THE NORTHERLY LINE OF SAID LOT 36, 286.65 FEET; THENCE SOUTH 16 DEGREES 15 MINUTES WEST, 99.20 FEET; THENCE SOUTH 1 DEGREE 53 MINUTES WEST, 72.70 FEET; THENCE SOUTH 15 DEGREES 50 MINUTES EAST, 32.40 FEET; THENCE SOUTH 29 DEGREES 2 MINUTES EAST, 107.0 FEET; THENCE SOUTH 70 DEGREES 18 MINUTES EAST, 156.41 FEET TO THE EASTERLY LINE OF SAID LOT 36; THENCE NORTH 18 DEGREES 17 MINUTES EAST ALONG SAID EASTERLY LINE, 199.30 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING THE SOUTH 5 FEET OF SAID LOT 36), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 AND 2 IN KOWALIUK'S ASSESSMENT PLAT OF PART OF LOT 36 IN KEENEY'S LAKE STREET FARMS, BEING A SUBDIVISION OF THE EAST 1/2 OF SECTION 8, AND THE WEST 1/2 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ASSESSMENT PLAT RECORDED FEBRUARY 21, 1973 AS DOCUMENT NUMBER R73-09610, IN DUPAGE COUNTY, ILLINOIS. ALSO DESCRIBED AS: THAT PART OF LOTS 36, 37 AND 38, TAKEN AS A TRACT, IN KEENEY'S LAKE STREET FARMS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 8 AND PART OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 40, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 328341, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 1, 1982 AS DOCUMENT NUMBER R82-45135, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 36 IN THE AFOREMENTIONED KEENEY'S LAKE STREET FARMS SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 58 DEGREES 54 MINUTES 00.0 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 36, SAID LINE ALSO BEING THE SOUTH LINE OF LAKE STREET, A DISTANCE OF 678.48 FEET TO THE NORTHWEST CORNER OF LOT 38; THENCE SOUTH 00 DEGREES 32 MINUTES 12.0 SECONDS EAST ALONG THE WEST LINE OF LOT 38, A DISTANCE OF 450.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 38; THENCE SOUTH 59 DEGREES 10 MINUTES 12.0 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 38, A DISTANCE OF 150.06 FEET TO THE SOUTHERLY CORNER OF LOT 37; THENCE SOUTH 0 DEGREES 32 MINUTES 12.0 SECONDS EAST ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 36, A DISTANCE OF 750.01 FEET TO A POINT IN THE SAID WEST LINE, 5.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 36, THENCE NORTH 87 DEGREES 00 MINUTES 41.0 SECONDS EAST, A DISTANCE OF 296.73 FEET TO A POINT IN THE EAST LINE OF LOT 36, 5.0 FEET NORTH

OF THE SOUTHEAST CORNER OF SAID LOT 36; THENCE NORTH 0 DEGREES 32 MINUTES 12.0 SECONDS WEST ALONG THE EAST LINE OF LOT 36, SAID LINE ALSO BEING KNOWN AS THE WEST LINE OF PAPWORTH ROAD, A DISTANCE OF 408.35 FEET; THENCE CONTINUING NORTH 16 DEGREES 26 MINUTES 46.0 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 36, A DISTANCE OF 524.04 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Common Address: 1325 W. Lake Street, Roselle, IL

PINs: 02-08-203-003, 02-08-203-005, 02-08-203-006, 02-08-402-018

DRAFT

Exhibit C

Zoning Map and Plat of Survey

DRAFT

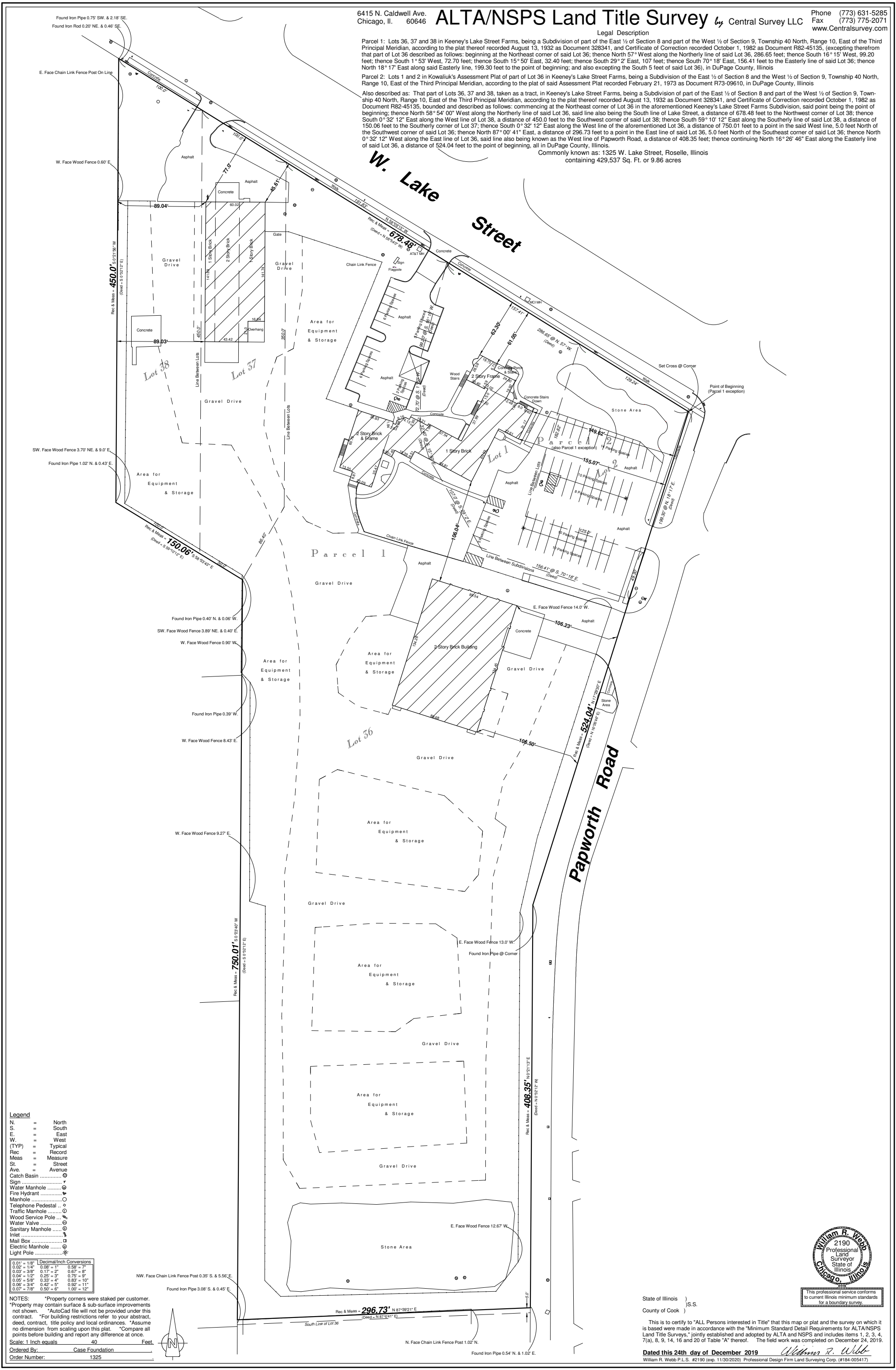
Legal Description

Parcel 1: Lots 36, 37 and 38 in Keeney's Lake Street Farms, being a Subdivision of part of the East 1/2 of Section 8 and part of the West 1/2 of Section 9, Township 40 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded August 13, 1932 as Document 328341, and Certificate of Correction recorded October 1, 1982 as Document R82-45135, (excepting therefrom that part of Lot 36 described as follows: beginning at the Northeast corner of said Lot 36; thence North 57° West along the Northerly line of said Lot 36, 286.65 feet; thence South 16° 15' West, 99.20 feet; thence South 1° 53' West, 72.70 feet; thence South 15° 50' East, 32.40 feet; thence South 29° 2' East, 107 feet; thence South 70° 18' East, 156.41 feet to the Easterly line of said Lot 36; thence North 18° 17' East along said Easterly line, 199.30 feet to the point of beginning; and also excepting the South 5 feet of said Lot 36), in DuPage County, Illinois

Parcel 2: Lots 1 and 2 in Kowaluk's Assessment Plat of part of Lot 36 in Keeney's Lake Street Farms, being a Subdivision of the East 1/2 of Section 8 and the West 1/2 of Section 9, Township 40 North, Range 10, East of the Third Principal Meridian, according to the plat of said Assessment Plat recorded February 21, 1973 as Document R73-09610, in DuPage County, Illinois

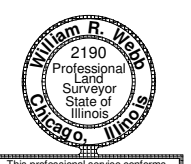
Also described as: That part of Lots 36, 37 and 38, taken as a tract, in Keeney's Lake Street Farms, being a Subdivision of part of the East 1/2 of Section 8 and part of the West 1/2 of Section 9, Township 40 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded August 13, 1932 as Document 328341, and Certificate of Correction recorded October 1, 1982 as Document R82-45135, bounded and described as follows: commencing at the Northeast corner of Lot 36 in the aforementioned Keeney's Lake Street Farms Subdivision, said point being the point of beginning; thence North 58° 54' 00" West along the Northerly line of said Lot 36, said line also being the South line of Lake Street, a distance of 678.48 feet to the Northwest corner of Lot 38; thence South 0° 32' 12" East along the West line of Lot 38, a distance of 450.0 feet to the Southwest corner of said Lot 38; thence South 59° 10' 12" East along the Southerly line of said Lot 38, a distance of 150.06 feet to the Southerly corner of Lot 37; thence South 0° 32' 12" East along the West line of the aforementioned Lot 36, a distance of 750.01 feet to a point in the said West line, 5.0 feet North of the Southwest corner of said Lot 36; thence North 87° 00' 41" East, a distance of 296.73 feet to a point in the East line of said Lot 36, 5.0 feet North of the Southeast corner of said Lot 36; thence North 0° 32' 12" West along the East line of Lot 36, said line also being known as the West line of Papworth Road, a distance of 408.35 feet; thence continuing North 16° 26' 46" East along the Easterly line of said Lot 36, a distance of 524.04 feet to the point of beginning, all in DuPage County, Illinois.

Commonly known as: 1325 W. Lake Street, Roselle, Illinois
containing 429,537 Sq. Ft. or 9.86 acres



- Legend**
- N. = North
 - S. = South
 - E. = East
 - W. = West
 - (TYP) = Typical
 - Rec = Record
 - Meas = Measure
 - St. = Street
 - Ave. = Avenue
 - Catch Basin
 - Sign
 - Water Manhole
 - Fire Hydrant
 - Manhole
 - Telephone Pedestal
 - Traffic Manhole
 - Wood Service Pole
 - Water Valve
 - Sanitary Manhole
 - Inlet
 - Mail Box
 - Electric Manhole
 - Light Pole

NOTES: *Property corners were staked per customer.
*Property may contain surface & sub-surface improvements not shown. *AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.
Scale: 1 inch equals 40 Feet.
Ordered By: Case Foundation
Order Number: 1325



State of Illinois)
) S.S.
County of Cook)

This is to certify to "ALL Persons interested in Title" that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 7(a), 8, 9, 14, 16 and 20 of Table "A" thereof. The field work was completed on December 24, 2019.

Dated this 24th day of December 2019
William R. Webb P.L.S. #2190 (exp. 11/30/2020) Professional Design Firm Land Surveying Corp. (#184-005417)

Exhibit D

Consent

The undersigned, _____, owner of the Subject Property, described in the foregoing Ordinance No. _____ (hereinafter referred to as the "Ordinance"), having read a copy of the Ordinance, do hereby accept, concur, and agree to develop, use and maintain the Subject Property in accordance with the terms and conditions stated in the Ordinance, to the extent that the Owner has use and control over the Subject Property as of the date of the approval of the Ordinance. The Owner hereby agrees, understands and acknowledges that this Ordinance shall be binding upon all parties in interest and all successors, purchasers, grantees, trustees and assigns to the Subject Property.

DATED this ____ day of _____, 2023.

PROPERTY OWNER

By: _____

Its: _____

SUBSCRIBED AND SWORN to before me
this ____ day of _____, 2023.

Notary Public

(SEAL)

P = Permitted

S= Special Use

T= Temporary

	Single Family	Single Family	General Residence	Multiple-Family	Convenience Shopping	Town Center	General Business	Arterial Business	Office, Research, Light Industrial	Limited Industrial		
Land Use Category	R-1	R-2	R-3	R-4	B-2	B-3	B-4	B-5	ORI	M		
Residential Uses												
Bed and breakfast	S	S	S	S		P						
Daycare home	S											
Dwelling units, above ground floor retail						P						
Dwelling units, attached single-unit (DP)			P	S								
Dwelling units, detached single-unit	P	P	S	S								
Dwelling units, multiple-unit			S	P		P						
Dwelling units, townhomes			S	S		S						
Community residences	P	P	P	P								
Mobile home parks												
Short term residential rentals	P	P	P	P		P						
Skilled care facility		S	S	S								
Business Uses												
Agriculture	S	S	S	S								
Animal hospital					S	S	S	S		S		
Arts studio					P	P	P	P				
Automobile and / or truck rental							S					
Automobile and / or truck repair					S	S	S	S		P		
Automobile and / or truck sales (new and used)					P	S	P	P	P	P		
Bakery / Coffee shop					P	P	P	P	P			
Banks and financial institutions					P	P	P	P	P			
Banquet hall					S	S	S	P				
Car Wash					S	S	S	S				
Daycare Centers					S	S	S	S	S	S		
Drive thru, as part of a permitted or primary use					S	S	S	S				
Food preparation									S	S		
Food Store / Grocery 25,000 sf and greater					P	S	P	P				
Food Store / Grocery less than 25,000 sf					P	P	P	P				
Funeral homes		S	S	S	S	S	S	S				
Gas/fueling stations					S	S	S	S				
Home/garden center					P	S	S	P			P	
Home/garden center (greater than 100,000 square feet)							S	P			S	
Hotel						P		S				
Indoor retail sales of goods					P	P	P	P				
Indoor retail sales of goods (greater than 100,000 square feet)						P	P	P				
Indoor retail sales of goods, accessory (up to 30% of total square footage)					P	P	P	P	P			
Kennel					S		S	S			P	
Liquor stores					P	P	P	P				
Marijuana cultivation center											S	
Marijuana dispensing organization					S	S	S	S	S	S	S	
Medical/dental clinics					P	P	P	P	P			
Offices, Professional and Business					P	P	P	P	P	P		
Outdoor dining, temporary												
Personal services					P	P	P	P				
Personal services, accessory (up to 30% of total square footage)												
Pet Care Services					P	P	P	P				
Pet stores					P	P	P	P				
Broadcasting / recording studio											P	
Restaurants					P	P	P	P	S	S		
Showroom/sales area, accessory									P			
Smoke shops					P	P	P	P				
Tattoo parlor					P		P	P				
Tavern/pub					P	P	P	P				

	Single Family	Single Family	General Residence	Multiple-Family	Convenience Shopping	Town Center	General Business	Arterial Business	Office, Research, Light Industrial	Limited Industrial		
Land Use Category	R-1	R-2	R-3	R-4	B-2	B-3	B-4	B-5	ORI	M		
Veterinary clinics						S	S	S				
Public, Cultural, Recreation, and Other Institutional Uses												
Assembly uses	S	S	S	S	S	S	S	S				
Cemetery	S	S	S	S			S	S				
Circuses, carnivals		T	T	T	T	T	T	T	T	T		
Colleges/universities		S	S	S								
Commercial/trade schools						S	S	S	S	S		
Golf course/country club	S	S	S	S								
Government buildings and facilities					P	P	P	P	P			
Hospitals			S	S	S	S	S	S				
Indoor athletic facilities		S	S	S	S	S		S	S			
Indoor entertainment and amusement facilities					S	S	S	S				
Lighted sports fields	S	S	S	S								
Museum or cultural facility					S	S	S	S				
Outdoor recreational facilities	S	S	S	S								
Park/playground	P	P	P	P	S	S	S	S				
Religious Institutions	S	S	S	S	S	S	S	S				
Primary / Secondary Schools (Public, non-profit or private)	S	S	S	S								
Shooting range							S		S	S		
Stadiums/arenas							S		S	S		
Transportation station/facility					S	S	S	S				
Utility and public service uses	S	S	S	S	S	S	S	S	S	S		
Manufacturing Uses												
Contractor offices									P	P		
Food production						S	S		P	P		
Fuel storage										S		
Greenhouses										P		
Heliport									S	S		
Manufacturing, general									P	P		
Manufacturing, limited					S		S	S	P	P		
Microbrewery					S	S	S	S				
Microdistillery					S	S	S	S				
Microwinery					S	S	S	S				
Public and private utility facilities									S	P		
Machinery sales										P		
Mini Warehouse							S	S	S	S		
Monument sales							P			P		
Recycling center												
Research and development facilities					S	S	P	S	P			
Solid waste transfer station												
Warehousing and logistics facilities					S	S	P	S	P	P		
Wholesale establishments							S		P	P		
Accessory Uses												
Accessory uses	P	P	P	P	P	P	P	P	P	P		
Home occupations	P	P	P	P								
Miscellaneous Uses												
Adult regulated uses										P		
Outdoor seasonal sales					S	S	S	S				
Personal wireless communication facilities					S	S	S	S	S	S		
Planned development	S	S	S	S	S	S	S	S	S	S		
Temporary buildings or structure	T	T	T	T	T	T	T	T	T	T		
Small cell antenna, right-of-way					P	P	P	P	P	P		
Small cell antenna, private property									S	S		