

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION AGENDA  
Tuesday, October 8, 2024  
City Council Chambers  
401 Whitney Boulevard  
6:00 pm**

**ROLL CALL**

**Members:**

**Members:**

Paul Engelman, CH  
Robert Cantrell, VCHM  
Daniel Druckrey  
Carl Gnewuch  
Art Hyland  
Alissa Maher  
Bill Bieber

**Staff:**

**Staff:**

Gina DelRose, Community Development Planner  
Kim Whitt, Administrative Assistant

**MINUTES:** Approve the minutes of the July 9, 2024 meeting.

**PUBLIC COMMENT:**

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**2024-15: T.A.B. Holdings, LLC, 155 E. Hurlbut Avenue (RZ):** The applicant and property owner, T.A.B. Holdings, LLC (c/o Tad Butitta), 2429 S. Alpine Road, Rockford, IL 61108 is requesting a map amendment (rezoning) on approximately 8,800 square feet known as 155 E. Hurlbut Avenue and adjacent parking area from the SR-6, Single-family Residential-6 District to the CB, Central Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is irregular in shape and is developed with a garage and parking lot. PINs: 05-26-430-022; 05-26-430-023; 05-26-430-027; 05-26-430-028

**Staff (Approval); PZC ( ); CC-1 ( ); CC-2 ( )**

**2024-16: City of Belvidere (TA):** The applicant, The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Section 150.101: Purpose, 150.102: Standard Zoning Districts and Standard Zoning District Categories, 150.105(A)(1) Rural Holding (RH) District, 150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District, 150.105(B)(4) Two-family Residential-7 (TR-7) District, 150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District, 150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District, 150.105(C)(6) Central Business (CB) District, 150.105(C)(7) Planned Industrial (PI) District, 150.105(C)(8) General Industrial (GI) District, 150.105(C)(9) Heavy Industrial (HI) District, 150.105(E) Tollway Corridor Districts, 150.204(G)(5) Small Wireless Facility, 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, Table 150.604: Landscaping Requirements for Regular Development, Table 150.607(C)(2)A: Required Bufferyard Opacity Values, 150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC), 150.904(J) Termination of an Approved Special Use, Table 150.1007(A)1, Table 150.1007(B)1, Table 150.1007(C)1, Figure 150.1007(C)(1)a, Appendix A: City of Belvidere Density and Intensity Standards, Appendix B: City of Belvidere Bulk Regulations, Appendix C: Land Use Summary Chart; 150.902

Amendment of Zoning Regulations and Text Amendments and Section 151.62 Maintenance of Improvements of the Belvidere Subdivision Ordinance.

**Staff (Approval); PZC ( ); CC-1 ( ); CC-2 ( )**

**2024-17: By Liquors, 1253 Logan Avenue (SU):** The applicant, Yash Musabji, 1455 Kennedy Drive, Belvidere, IL 61008 on behalf of the property owner, David Black, 2662 McFarland Road, Rockford, IL 61107 is requesting a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1253 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre. PIN: 05-36-230-012.

**Staff (Approval); PZC ( ); CC-1 ( ); CC-2 ( )**

**OTHER BUSINESS:**

**DISCUSSION:**

**Staff report**

**ADJOURNMENT**

**CITY OF BELVIDERE  
PLANNING AND ZONING COMMISSION**

**Minutes**

**Tuesday, July 9, 2024**

**City Council Chambers**

**401 Whitney Boulevard**

**6:00 pm**

**ROLL CALL**

**Members Present:**

Carl Gnewuch, CH  
Paul Engelman, VCH  
Alissa Maher  
Bob Cantrell  
William Bieber  
Daniel Druckrey  
Art Hyland

**Staff Present:**

Gina DelRose, Community Development Planner  
Kimberly Whitt, Administrative Assistant  
Mike Drella, City Attorney

**Members Absent:**

Vice Chair Engelman called the meeting to order at 6:03 p.m.

Carl Gnewuch arrived at 6:04 p.m.

**MINUTES:** It was moved and seconded (Maher/Druckrey) to approve the minutes of the June 11, 2024 meeting. The motion carried with a vote 7-0 voice vote.

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2024-12: Tanner Industries (RZ):** The applicant and property owner, Tanner Industries, Inc., 735 Davisville Road, Southampton, PA 18966 is requesting a map amendment (rezoning) on approximately 2 acres commonly known as 2211 and 2193 Hawkey Drive from the RH, Rural Holding District (pending annexation) to the PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

**PUBLIC HEARING FOR CASE 2024-12 RE-OPENED: 6:05 PM**

Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on May 23, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on May 22, 2024. Ms. DelRose summarized the staff report dated July 2, 2024 and stated the recommendation is for approval of case #2024-12; Tanner Industries, rezoning from RH, Rural Holding District to PI, Planned Industrial District.

Paul Engelman confirmed that the requested rezoning is in compliance with the newly adopted comprehensive plan.

Carl Gnewuch questioned if the use of the property is changing.

Mike Drella confirmed that the applicant is requesting annexation to the City of Belvidere in order to utilize municipal water and sewer so that they can operate their business to the east more efficiently.

Carl Gnewuch questioned the amount of water being utilized.

Gina DelRose stated that the City's water system has plenty of capacity.

Gina DelRose stated that the Commission should be considering whether the property is suitable for development permitted under the planned industrial district in general, not whether or not a specific business is appropriate.

There were no further questions for staff by the Commission, applicant or public.

John Long, representative for the applicant, was sworn in.

Carl Gnewuch questioned how much waste would be created from the water filtration system.

John Long stated that after the water goes through the reverse osmosis filters, it will be stored in tanks to be used for the operations currently occurring on the property to the east. Mr. Long stated that generally 10%-15% of the water that goes through the filters is rejected because of purification levels. In 2023, Tanner Industries used 2.4 million gallons of water which means approximately 2.8 million gallons of water would have been filtered.

There were no further questions for the applicant by the commission or public.

There was no testimony from the public for Case #2024-12.

**PUBLIC HEARING FOR CASE 2024-12 CLOSED: 6:17 PM**

It was moved and seconded (Cantrell/Maher) to recommend approval of Case #2024-12, as presented by staff. The motion carried with a 7-0 roll call vote.

Ms. Gina DelRose stated the case would move forward to City Council.

**OTHER BUSINESS:**

**Elections-**

Motion for Paul Engelman to be Chairman was made by Carl Gnewuch and seconded by Alissa Maher. Motion carried with a 7-0 roll call vote.

Motion for William Bieber to be Vice Chairman was made by Alissa Maher and seconded by Carl Gnewuch. William Bieber declined the nomination.

Motion for Robert Cantrell to be Vice Chairman was made by Alissa Maher and seconded by Paul Engelman. Motion carried with a 7-0 roll call vote.

Congratulations Chairman Paul Engelman and Vice Chairman Robert Cantrell.

**DISCUSSION:**

**Staff Report:**

Ms. DelRose stated there will be no meeting in August due to a lack of applications. Ms. DelRose mentioned the Boone County Fair and several new businesses that have opened, are under construction or have pulled building permits.

**ADJOURNMENT:**

Paul Engelman stated that with no objections the meeting was closed.

The meeting adjourned at 6:29 p.m.

**Recorded by:**

**Reviewed by:**

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Gina DelRose  
Community Development Planner

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Kimberly Whitt  
Administrative Assistant

CITY OF BELVIDERE  
*Community Development*



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 \* PH (815)547-7177 FAX (815)547-0789

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September 24, 2024

## ADVISORY REPORT

**CASE NO:** 2024-15

**APPLICANT:** T.A.B. Holdings, LLC, 155 E. Hurlbut Avenue

### REQUEST AND LOCATION:

The applicant and property owner, T.A.B. Holdings, LLC (c/o Tad Butitta), 2429 S. Alpine Road, Rockford, IL 61108 is requesting a map amendment (rezoning) on approximately 8,800 square feet known as 155 E. Hurlbut Avenue and adjacent parking area from the SR-6, Single-family Residential-6 District to the CB, Central Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. The subject property is irregular in shape and is developed with a garage and parking lot. PINs: 05-26-430-022; 05-26-430-023; 05-26-430-027; 05-26-430-028

### BACKGROUND:

The applicant owns the automotive business to the southwest of the subject property. Although the automotive business is legal non-conforming and cannot be expanded, the applicant wishes to use the garage and paved area for customer and employee parking, storage and potentially office and retail uses in the future.

Aerial photos dating back to 1941 show a house near the garage. At some point the house was demolished and the garage was allowed to remain. In 1966 the house was no longer visible in the photos and the paved area started forming to the south, closest to the commercial buildings. By 1981 the paved area appears to have been completed.

Staff is unsure why the property was zoned single family residential when commercial improvements were already beginning to develop on the site.

### FINDINGS OF FACT:

Per Section 150.903 (D) of the City of Belvidere Zoning Ordinance, the criteria for granting an Amendment of the Official Zoning Map are as follows:

**A. Existing uses and intensities of property within the general area of the property in question.**

**Findings:**

**Subject property:** 1,300 square-foot garage and parking area

**Adjacent property:**

**North:** Vacant

**South:** Parking Area

**East:** Parking Area and Residential

**West:** Mixed-Use Buildings and Parking Area

The properties are developed with a 1,300 square-foot garage accessible from the public alley (155 E. Hurlbut Avenue) and a parking lot accessible from Van Buren Street. The parking lot is part of a large paved area extending onto the properties to the south and west. The paved area services those commercial buildings along East Lincoln Avenue. The vacant lot to the north is currently owned by the church adjacent to it and Van Buren Street separates the property from the nearest single-family residences. The area is a mix of mixed-use buildings, commercial buildings, institutional uses and established single-family and multi-family structures.

**B. The zoning classification of property within the general area of the property in question.**

**Findings:**

**Subject property:** SR-6 District, Single-family Residential-6 District

**Adjacent property:**

**North:** SR-6 District, Single-family Residential-6 District

**South:** CB, Central Business District

**East:** SR-6, Single-family Residential-6 District and CB, Central Business District

**West:** CB, Central Business District

The intersection of North State Street and Lincoln Avenue is part of Belvidere's commercial downtown area. The subject property is in the transition area before it becomes predominately residential east of Van Buren Street and north of Hurlbut Avenue. Due to this, the block is comprised of central business, single family and institutional zoning.

**C. The suitability of the property in question for the uses permitted under the existing zoning classification.**

**Findings:** The property is not suitable for the existing zoning classification (Single-family Residential-6) in its current state with the existing improvements of the subject property and lot configuration.

The existing improvements on the subject property are not suitable for the Single-family Residential-6 District. The minimum lot size allowed is 7,000 square-feet and each lot is required to have a minimum of 40 feet of road frontage and 65 feet of lot width. The four parcels in question range from 1,050 square feet to 4,306 square feet and have between 10 feet of road frontage and 53 feet of road frontage.

Not only do the four parcels not meet lot configuration requirements, the improvements on the property do not meeting zoning requirements. The SR-6 District only allows for 50% lot coverage, five-foot pavement setbacks, garages are not permitted without a residence and parking lots are not permitted at all. The existing improvements are much more in line with the Central Business District which allows for commercial buildings, parking lots, and 100% lot coverage as long as on-site stormwater detention is maintained in some manner.

By rezoning the subject property to a more compatible district, the site will increase its compliance with Belvidere's ordinances and improvements to the legal non-conforming use can be conducted.

- D. The trend of development, if any, in the general area of the property in question, including changes (such as the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), if any, that may have taken place since the day the property in question was placed in its present zoning classification and that make the property more appropriate for a different zoning district.**

The subject property has been zoned single-family residential since the 1970s. There have not been any significant changes to nearby infrastructure or developments since the property was zoned residential. The garage was constructed in the 1950s and the paved area was started in the 1960s and completed by the early 1980s.

Although the property has been zoned residential since the 1970s, the paved area that was developed later is considered a commercial improvement.

- E. Whether the proposed amendment is consistent with the plans and policies of the Comprehensive Plan adopted by the City**

Findings: The proposed rezoning is consistent with the plans and policies of the Comprehensive Plan adopted by the City.

The subject property is designated as "Commercial" by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. Commercial land uses include service businesses, restaurants, entertainment, office buildings, healthcare facilities, and other similar uses. Smaller scale commercial uses provide the community with a variety of everyday goods and services at convenient locations, typically along the City's major roads such as Logan Avenue and State Street. Currently, larger-format commercial land uses are located along major roadways such as US Route 20.

Additional commercial areas include mixed-use land uses consisting of commercial/retail on the ground floor and/or office/residential uses located on the upper floor. Belvidere's Downtown includes this traditional form of mixed-use development and historic commercial buildings supporting a variety of land use types in a strong urban setting.

Commercial areas should follow appropriate scales and intensities dependent on adjacent parcels and surrounding community character. Commercial uses will continue to be present along major roadways and the Downtown providing a range of services and needs for consumers.

- F. Whether the proposed Official Zoning Map amendment furthers the purposes of the Zoning Ordinance and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).**

Findings: The proposed Official Zoning Map amendment will further the purposes of this Chapter and the applicable rules and regulations of the State of Illinois and the Federal Emergency Management Agency (FEMA).



The subject property is utilized as a parking area for the nearby commercial uses and an abandoned garage. The rezoning will help bring the property in line with the City of Belvidere's regulations. All future repair, maintenance and redevelopment will be required to adhere to all applicable codes and ordinances in addition to advised recommendations for development that may be provided by agencies at a later date.

**G. Whether a mistake was made in mapping on the Official Zoning Map or if an area is developing in a manner and purpose different from that for which it is mapped.**

Findings: The City of Belvidere adopted its first zoning ordinance and map in 1956. That map showed the property being zoned as multi-family residential. In 1973, the City's zoning map shows the property being zoned single-family residential and has continued such zoning. Since then the property has developed in conjunction with the adjacent commercial land uses instead of the nearby residential land uses.

**SUMMARY:**

The planning staff believes that the proposed rezoning for the subject property is not more intense than the other developed uses or anticipated uses to the west and south. To the north is institutional which can vary in intensity and across the street are established residences. The rezoning of the property will allow for proper maintenance and repair of the garage and parking area and due to the square-footage of the property, potential commercial redevelopment is limited.

The Central Business requirements will regulate aesthetics of any new construction and expansions and the City's municipal code will regulate stormwater detention.

**RECOMMENDATION:**

The Planning staff recommends the approval of case number 2024-15 to rezone approximately 8,800 square feet from SR-6, Single-family Residential-6 District to CB, Central Business District.

**Submitted by:**

  
Gina DelRose, Community Development Planner

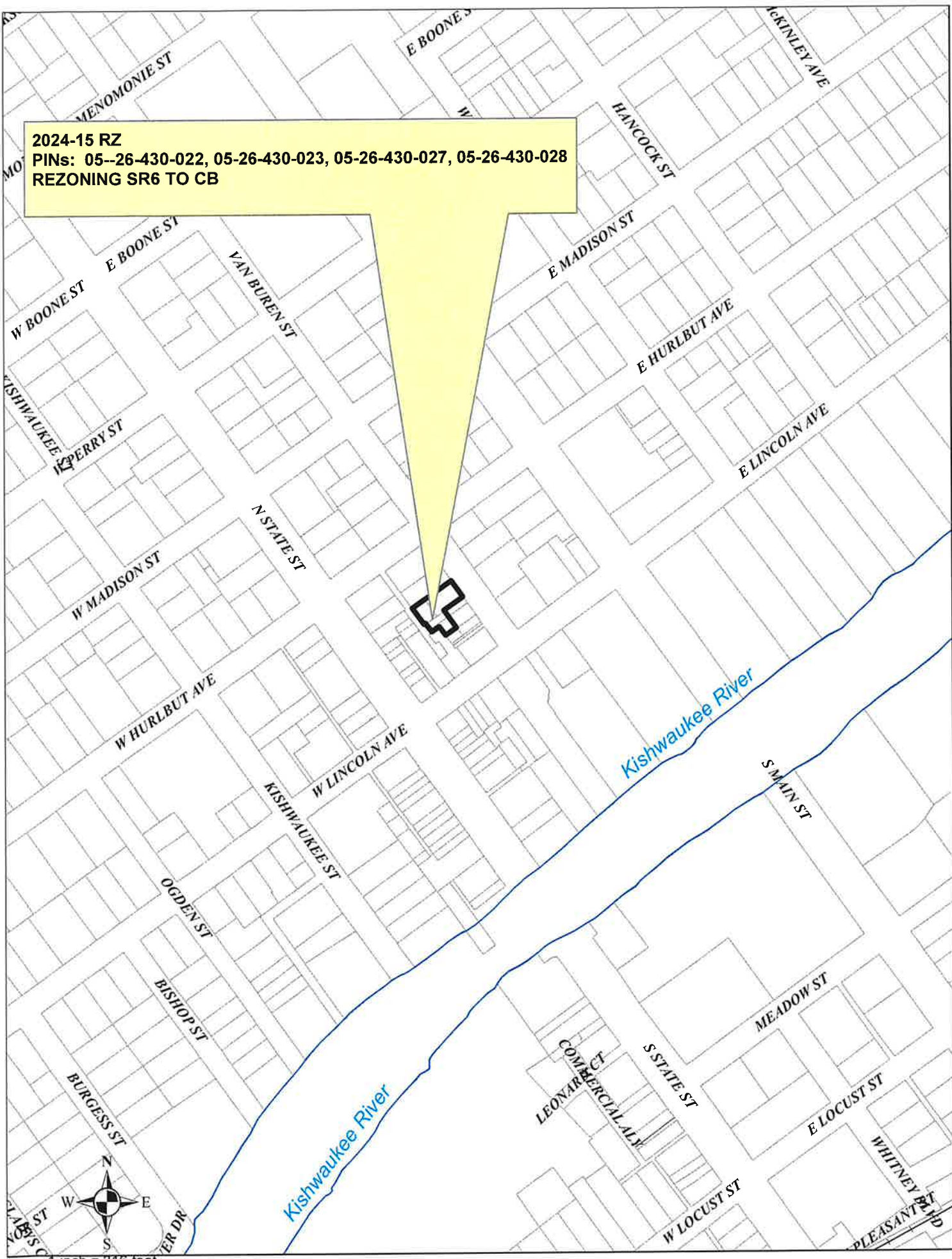
**PLANNING AND ZONING COMMISSION/CITY COUNCIL ACTION**

The Planning and Zoning Commission shall make and forward findings of fact as to the whether the proposed map amendment furthers the purposes of the Zoning Ordinances and make a recommendation to the City Council. The City Council shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the City Council may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed map amendment.

**ATTACHMENTS**

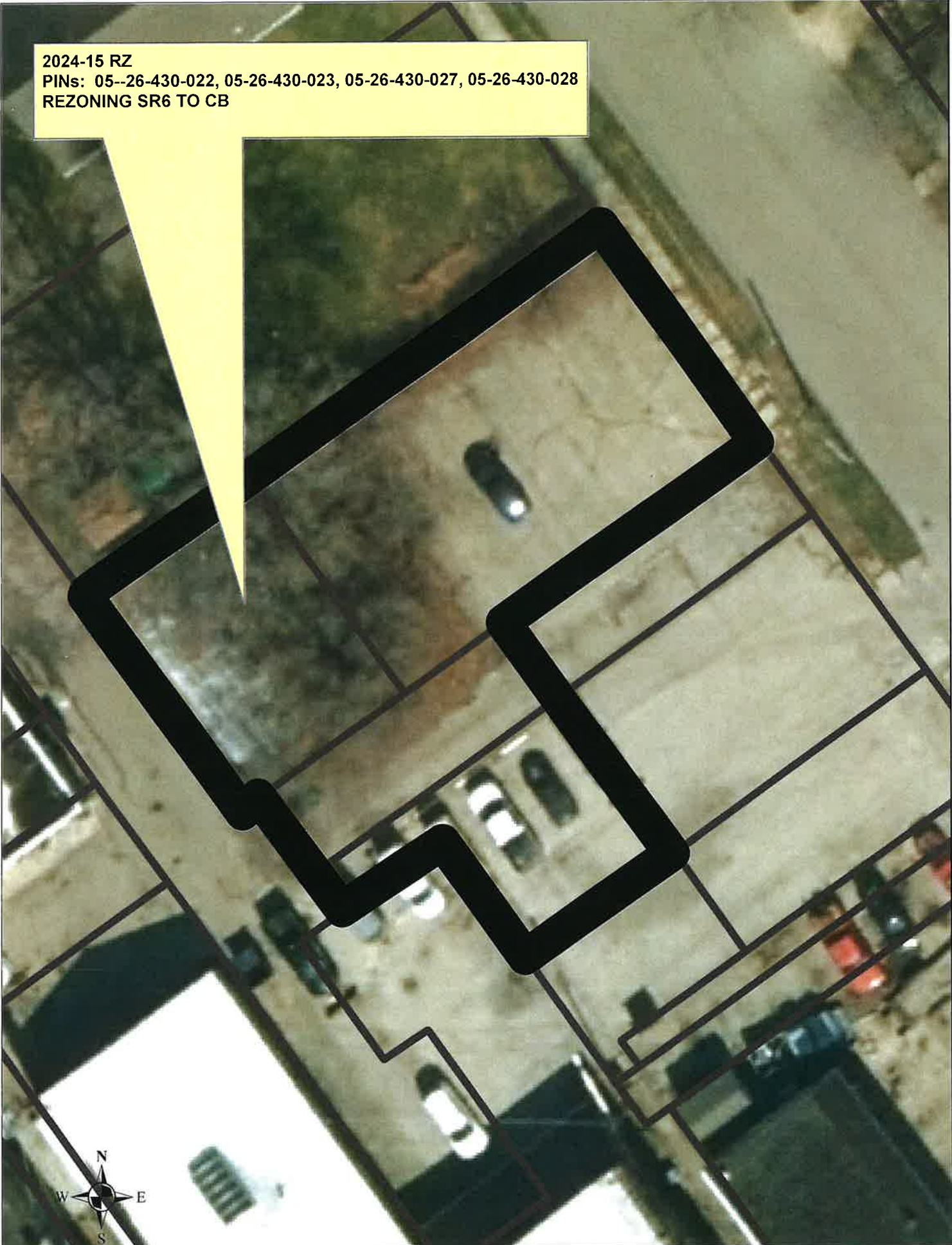
1. Location Map by Planning Staff.
2. Aerial photo by Planning Staff.
3. Zoning Map by Planning Staff.
4. Boundary Survey submitted by the Applicant.
5. Narrative submitted by the Applicant.
6. NRI Report 1773 opinion submitted by Heather VanTilburg, Boone County Soil and Water Conservation District dated August 29, 2024.
7. Letter from the Boone County Health Department, Alisen O'Hearn, September 17, 2024.
8. Memo from the Belvidere Public Works Department, Brent Anderson, September 23, 2024.

**2024-15 RZ**  
**PINs: 05--26-430-022, 05-26-430-023, 05-26-430-027, 05-26-430-028**  
**REZONING SR6 TO CB**

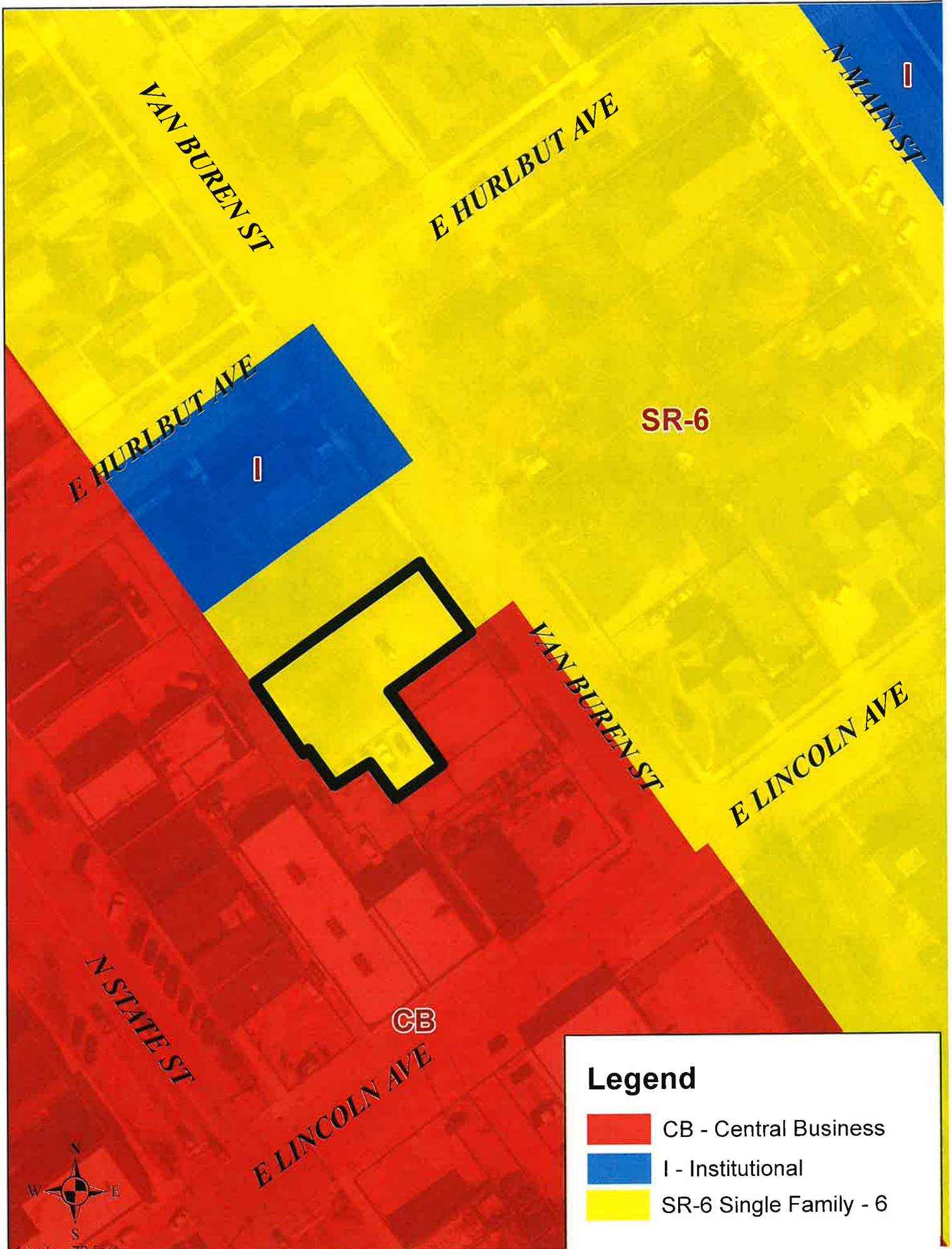


1 inch = 316 feet

2024-15 RZ  
PINs: 05--26-430-022, 05-26-430-023, 05-26-430-027, 05-26-430-028  
REZONING SR6 TO CB



1 inch = 24 feet



VAN BUREN ST

E HURLBUT AVE

N MAIN ST

E HURLBUT AVE

SR-6

VAN BUREN ST




E LINCOLN AVE

N STATE ST

CB

E LINCOLN AVE

**Legend**

-  CB - Central Business
-  I - Institutional
-  SR-6 Single Family - 6



Search or place





T.A.B. Holdings, LLC  
815/669.9124  
2429 S. Alpine Rd.  
Rockford, IL 61108

7/29/2024

RE: Change of Zoning for 05-26-430-022

To whom it may concern,

Attached is an aerial map of properties we own and would like to request for re-zoning. Outlined in RED includes 3 Parcels:

- 05-26-430-022
- 05-26-430-023
- 05-26-430-027
- 05-26-430-028

We currently own some of the adjacent properties (110 and 112 E Lincoln Ave, including the attached parking lots under different PIN's) and we are looking to request the listed PIN's to be zoned for commercial use to match our existing properties. Our immediate use would be to Demo the existing building and rebuild with a similar facility that would be nicer and safer. We would primarily use it to store equipment, scrap like tires and metal, and also vehicles that are left overnight.

In the unforeseeable future, we would also like the option to turn this into retail or office space in compliance with the zoning ordinances permitted land use.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Tad Butitta', is positioned above the typed name.

Tad Butitta, Owner

[Tad@MarksAutoLL.com](mailto:Tad@MarksAutoLL.com)

815-315-3626

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Boone County  
**Soil & Water**  
Conservation District

211. N. Appleton Road  
Belvidere, IL 61008  
815-544-3465 x3

29 August 2024

**SWCD NRI #: 1773**

Belvidere Planning Department  
401 Whitney Blvd., Suite 300  
Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

Our review does not apply in this instance.  
 Other (see attached)

**Location of Site:** 155 E Hurlbut Ave Belvidere, IL 61008  
**PIN(S):** 05-26-430-022, 05-26-430-023, 05-26-430-027, 02-26-430-028

| Contact   | Petitioner      | Owner               |
|---|-----------------|---------------------|
| Tad Butitta<br>2429 S Alpine Rd<br>Rockford, IL 61108<br>(815) 315-3626<br>Tad @MarksAutoIL.com | Same as Contact | T.A.B Holdings, LLC |

**Request:** Change in zoning from SR-6 to CB

**Notes, if any:** By considering the current zoning, current land use, Geographical Information Systems maps, and requested change in zoning, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area.

Sincerely,



Heather VanTilburg, Resource Conservationist  
Boone County Soil & Water Conservation District





**Public Health**  
Prevent. Promote. Protect.

# Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008  
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050  
[www.boonehealth.org](http://www.boonehealth.org)

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*The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting equitable wellness & protecting the public's health.*

September 17, 2024

City of Belvidere

Email: [GDelRose@BelvidereIL.gov](mailto:GDelRose@BelvidereIL.gov)

Community Development  
Gina DelRose  
401 Whitney Blvd Suite 300  
Belvidere, IL 61008

**Re:** Case: 2024-15 (RZ): TAB Holdings, LLC, 155 E. Hurlbut Avenue and adjacent parking area

Dear City of Belvidere,

We are in receipt of a map amendment (rezoning) on approximately 8,800 square feet known as 155 E. Hurlbut Avenue and adjacent parking area from the SR-6, Single -family Residential-6 District to the CB, Central Business District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map. PINs: 05-26-430-022; 05-26-430-023; 05-26-430-027; 05-26-430-028.

The Boone County Health Department (BCHD) does not have any records of any well or septic systems. If either system is located throughout the project, the applicant would need to complete and submit an application, with a sitemap of the well and/or septic to BCHD, to properly abandon them. No further action is required at this time.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at [info@boonehealth.org](mailto:info@boonehealth.org).

Sincerely,

Alisen O'Hearn, LEHP, REHS/RS  
Environmental Center Supervisor  
Boone County Health Department

# Memo

**To:** Gina DelRose, Community Development Planner  
**From:** Brent Anderson, Director of Public Works  
**Date:** 9/23/2024  
**Re:** Case #2024-15: TAB Holdings, 155 E Hurlbut Ave

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Having reviewed the above referenced case, I would offer the following:

1. Improvements to or redevelopment of these properties will require detention and controlled release of storm water in accordance with City standards.

CITY OF BELVIDERE

Community Development



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 \* PII (815)547-7177 FAX (815)547-0789

September 25, 2024

ADVISORY REPORT

CASE NO: 2024-16

APPLICANT: City of Belvidere (TA)

REQUEST:

The City of Belvidere, 401 Whitney Boulevard, Belvidere, IL 61008 is requesting a text amendment to the City of Belvidere Zoning Ordinance (Chapter 150 as amended) pertaining to Sections 150.101: Purpose, 150.102: Standard Zoning Districts and Standard Zoning District Categories, 150.105(A)(1) Rural Holding (RH) District, 150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District, 150.105(B)(4) Two-family Residential-7 (TR-7) District, 150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District, 150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District, 150.105(C)(6) Central Business (CB) District, 150.105(C)(7) Planned Industrial (PI) District, 150.105(C)(8) General Industrial (GI) District, 150.105(C)(9) Heavy Industrial (HI) District, 150.105(E) Tollway Corridor Districts, 150.204(G)(5) Small Wireless Facility, 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, 150.204(H)(15) Private Residential Recreational Facility, Table 150.604: Landscaping Requirements for Regular Development, Table 150.607(C)(2)A: Required Bufferyard Opacity Values, 150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC), 150.904(J) Termination of an Approved Special Use, Table 150.1007(A)1, Table 150.1007(B)1, Table 150.1007(C)1, Figure 150.1007(C)(1)a, Appendix A: City of Belvidere Density and Intensity Standards, Appendix B: City of Belvidere Bulk Regulations, Appendix C: Land Use Summary Chart; 150.902 Amendment of Zoning Regulations and Text Amendments and Section 151.62 Maintenance of Improvements of the Belvidere Subdivision Ordinance.

Specifically, the amendments are in regards to annexations, Tollway Corridor Districts, garages, private residential recreational facilities, accessory structures, parking garages, shooting ranges, small wireless facilities, special uses and maintenance of public improvements.

The methods used to show changes are:

- xxxxxxxxxx = (Standard text) existing text within the zoning code; no changes proposed.
- ~~xxxxxxxxxx~~ = (Strike through red text) text that is proposed to be deleted from the zoning code.
- xxxxxxxxxx = (Highlighted and underlined text) new text that is proposed to be inserted into the zoning code.

**Sections to be amended:**

**§150.101: Purpose**

- A) The area located within the jurisdiction of this Chapter (See §150.007) is hereby divided into zoning districts of such number and community character as are necessary to achieve compatibility of land uses within each district, to implement the officially adopted City of Belvidere Comprehensive Plan, and to achieve the other purposes of this Chapter (See §150.003).
- (B) Zoning of annexed property. All territories ~~not specially zoned through an annexation ordinance~~ shall be annexed and zoned RH, Rural Holding District until otherwise properly rezoned by ordinance. Parcels of ten or more acres of land utilized for crop production are permitted in any zoning district pursuant to annexation.
- (C) Zoning of “pre-annexed” property. Pre-annexed territory means only territory subject to an annexation agreement within the City that is not within the corporate limits of the City. All territories shall be “pre-annexed” and zoned RH, Rural Holding District until otherwise properly rezoned by ordinance. Parcels of ten or more acres of land utilized for crop production are permitted in any zoning district pursuant to “pre-annexation”.
- (D) All territories annexed and “pre-annexed” shall be subject to all City of Belvidere codes, ordinances, resolutions and policies, including but not limited to the City’s Zoning Ordinance.

**§150.102: Standard Zoning Districts and Standard Zoning District Categories**

For the purpose of this Chapter, all areas within the jurisdiction of this Chapter (See §150.007) are hereby divided into the following standard zoning districts, and standard zoning district categories (listed in underlined text), which shall be designated as follows:

Agricultural District:

Rural Holding (RH) District

Residential Districts:

- Single-family Residential-3 (SR-3) District
- Single-family Residential-4 (SR-4) District
- Single-family Residential-6 (SR-6) District
- Two-family Residential-7 (TR-7) District
- Multi-family Residential-8S (MR-8S) District
- Multi-family Residential-8L (MR-8L) District

Office Districts:

- Neighborhood Office (NO) District
- Planned Office (PO) District

Commercial Districts:

- Neighborhood Business (NB) District
- Planned Business (PB) District
- General Business (GB) District
- Central Business (CB) District

Industrial Districts:

- Planned Industrial (PI) District

General Industrial (GI) District  
Heavy Industrial (HI) District

Institutional District:  
Institutional (I) District

Tollway Corridor Districts:

~~Planned Mixed Use 1 (PM 1)~~

~~Planned Mixed Use 2 (PM 2)~~

~~Planned Mixed Use 4 (PM 4)~~

~~Corporate Center (CC)~~

~~Technology Center (TC)~~

Planned Development Districts:  
Planned Development District (year-order of approval in that year) e.g.: (PD 2003-2)

**§150.105(A)(1) Rural Holding (RH) District**

The following subsections specify the purpose and intent of the standard zoning districts established by this Chapter.

**(A) Agricultural District**

**(1) Rural Holding (RH) District**

A. **Description and Purpose.** This district is intended to permit development that is solely of a rural community character. The land use standards for this district permit very low-density single-family residential development at a density of 1 dwelling unit for every 40 gross acres, as well as a variety of agricultural and agricultural support land uses. Density and intensity standards for this district are designed to ensure that development that requires even a minimum of urban services does not occur until such services are available. As such, the Rural Holding (RH) District shall either serve as a designation which preserves and protects agricultural activities, or as a "holding zone" which provides for an interim land use (agriculture) that will easily permit further development (with rezoning to another district) at the appropriate time.

Rationale: This district is used to provide for the protection of agricultural activities, and a very low density residential area for those who want to live in a rural environment and who retain enough land with their residence to ensure that the rural environment is maintained as long as the Rural Holding (RH) District designation is retained. In this manner, even if all property were developed in a given area with the Rural Holding (RH) District designation, the rural community character of that area would still be maintained.

**B. List of Allowable Principal Land Uses (per Article 2)**

| <b>1. Permitted by Right</b>      | <b>2. Permitted as Special Use</b> |
|-----------------------------------|------------------------------------|
| Single-Family - 40 acre lot       | Husbandry                          |
| Cultivation                       | Intensive Agriculture              |
| On-Site Agricultural Retail       | Agricultural Services              |
| Selective Cutting                 | Clear Cutting                      |
| Passive Outdoor Public Recreation | Outdoor Commercial Entertainment   |
| Active Outdoor Public Recreation  | Commercial Animal Boarding         |
| Outdoor Institutional             | Bed and Breakfast Establishments   |
| Public Services and Utilities     | Campground                         |
|                                   | Waste Disposal Facility            |
|                                   | Composting Operation               |

Airport/Heliport  
Extraction Use  
Non-building mounted solar installations for export of energy for use by a Public Utility

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Private Residential Garage and/or Shed  
Home Occupation  
Day care group home  
Day care home w/ Occupation Permit  
On-Site Parking Lot  
Private Residential Recreational Facility  
Private Residential Kennel  
Drainage Structure  
Filling  
Lawn Care  
Private Residential Stable  
Exterior Communication Devices

2. Permitted as Special Use

Outdoor Display Incidental  
Migrant Labor Camp  
In-Family Suite  
Attached/Detached garage **in aggregate exceeding over** 900 square feet  
Wind Energy Systems  
Batch Plant  
**Private Residential Recreational Facility over 900 square feet**

**§150.105(B)(1) Single-Family Residential-3 (SR-3) District**

(1) Single-Family Residential-3 (SR-3) District

A. **Description and Purpose.** This district is intended to permit development that has a low-density, community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-3 (SR-3) District shall serve as a designation that preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 3 dwelling units per gross acre is available within this district.

**Rationale:** This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in a suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-3 District designation is retained, regardless of how much development occurs within that area.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Single-Family  
Modular Dwelling  
Cultivation  
Selective Cutting  
Passive Outdoor Public Recreation  
Active Outdoor Public Recreation  
Public Services and Utilities

2. Permitted as Special Use

Clear Cutting  
Bed and Breakfast Establishments

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

2. Permitted as Special Use

Private Residential Garage and/or Shed  
Home Occupation

Day care home  
On-Site Parking Lot  
Private Residential Recreational Facility

Drainage Structure  
Filling  
Lawn Care  
Day care group home  
Exterior Communication Devices

Caretaker's Residence  
Attached/Detached garage in aggregate  
exceeding over 900 square feet

In-Family Suite  
Wind Energy Systems  
Private Residential Recreational Facility over  
900 square feet

**D. List of Allowable Temporary Uses (per Article 2)...**

**E. Regulations Applicable to All Uses...**

**F. Regulations Applicable to Residential Uses**

**1. Residential Density and Intensity Requirements:**

- A. Minimum Zoning District Area: 15,000 square feet
- B. Maximum Gross Density (MGD): 2.9 du/acre
- C. Minimum Landscape Surface Ratio (LSR): 60%

~~D. Maximum Attached/Detached Garage Size: 10% of total lot size or 900 square feet, whichever is less.~~

~~(E) Maximum Accessory Structure, not including garage: 120 sq. ft. Said structures do not require a building permit or concrete floor.~~

**2. Residential Bulk Requirements:...**

3....

**§150.105(B)(2) Single-Family Residential-4 (SR-4) District**

**(2) Single-family Residential-4 (SR-4) District**

A. **Description and Purpose.** This district is intended to permit development that has a moderate density, community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-4 (SR-4) District shall serve as a designation that preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 4 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in a suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-4 District designation is retained, regardless of how much development occurs within that area.

**B. List of Allowable Principal Land Uses (per Article 2)**

**1. Permitted by Right**

Single-Family  
Modular Dwelling  
Cultivation  
Selective Cutting

**2. Permitted as Special Use**

Clear Cutting  
Bed and Breakfast Establishments

Passive Outdoor Public Recreation  
Active Outdoor Public Recreation  
Public Services and Utilities

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Private Residential Garage and/or Shed  
  
Home Occupation  
Day care home  
Day care group home  
  
On-Site Parking Lot  
Private Residential Recreational Facility  
Drainage Structure  
Filling  
Lawn Care  
Exterior Communication Devices

2. Permitted as Special Use

Attached/Detached garage in aggregate exceeding over 900 square feet  
In-Family Suite  
Wind Energy Systems  
Private Residential Recreational Facility over 900 square feet

D. List of Allowable Temporary Uses (per Article 2)...

E. Regulations Applicable to All Uses...

F. Regulations Applicable to Residential Uses

1. Residential Density and Intensity Requirements:

- A. Minimum Zoning District Area: 10,000 square feet
- B. Maximum Gross Density (MGD): 4.4 du/acre
- C. Minimum Landscape Surface Ratio (LSR): 50%

~~D. Maximum Attached/Detached Garage Size: 10% of total lot size or 900 square feet, whichever is less.~~

~~(E) Maximum Accessory Structure, not including garage: 120 sq. ft. Said structures do not require a building permit or concrete floor.~~

2. Residential Bulk Requirements:...

3.....

**§150.105(B)(3) Single-Family Residential-6 (SR-6) District**

**(3) Single-family Residential-6 (SR-6) District**

A. **Description and Purpose.** This district is intended to permit development that has a moderate density, community character. Density and intensity standards for this district are designed to ensure that the Single-family Residential-6 (SR-6) District shall serve as a designation that preserves and protects the residential community character of its area. Residential development with a Maximum Gross Density (MGD) of 6 dwelling units per gross acre is available within this district.

Rationale: This district is used to provide for the permanent protection of a moderate density residential area for those who want to live in a suburban residential environment and who retain enough land with their residence, or in their development, to ensure that the community character is maintained as long as the SR-6 District designation is retained, regardless of how much development occurs within that area.



**B. List of Allowable Principal Land Uses (per Article 2)**

- |   |   |
|---|---|
| <p><b>1. Permitted by Right</b></p> <ul style="list-style-type: none"><li>Single-Family</li><li>Modular Dwelling</li><li>Cultivation</li><li>Selective Cutting</li><li>Passive Outdoor Public Recreation</li><li>Active Outdoor Public Recreation</li><li>Public Services and Utilities</li></ul> | <p><b>2. Permitted as Special Use</b></p> <ul style="list-style-type: none"><li>Clear Cutting</li><li>Bed and Breakfast Establishments</li><li>Two-Flat/Duplex/Twin House</li></ul> |
|---|---|

**C. List of Allowable Accessory Uses (per Article 2)**

- |  |   |
|--|---|
| <p><b>1. Permitted by Right</b></p> <ul style="list-style-type: none"><li>Private Residential Garage and/or Shed</li><br/><li>Home Occupation</li><li>Day care group home</li><li>Day care home</li><br/><li>On-Site Parking Lot</li><li>Private Residential Recreational Facility</li><li>Drainage Structure</li><li>Filling</li><li>Lawn Care</li><li>Exterior Communication Devices</li></ul> | <p><b>2. Permitted as Special Use</b></p> <ul style="list-style-type: none"><li>Attached/Detached garage <u>in aggregate exceeding over</u> 900 square feet</li><li>In-Family Suite</li><li>Wind Energy Systems</li><li><u>Private Residential Recreational Facility over 900 square feet</u></li></ul> |
|--|---|

**D. List of Allowable Temporary Uses (per Article 2)...**

**E. Regulations Applicable to All Uses...**

**F. Regulations Applicable to Residential Uses**

**1. Residential Density and Intensity Requirements:**

- A. Minimum Zoning District Area: 7,000 square feet
- B. Maximum Gross Density (MGD): 6.2 du/acre
- C. Minimum Landscape Surface Ratio (LSR): 50%
- ~~D. Maximum Attached/Detached Garage Size: 10% of total lot size or 900 square feet, whichever is less.~~
- ~~(E) Maximum Accessory Structure, not including garage: 120 sq. ft. Said structures do not require a building permit or concrete floor.~~

**2. Residential Bulk Requirements:...**

**3....**

**§150.105(B)(4) Two-family Residential-7 (TR-7) District**

**(4) Two-family Residential-7 (TR-7) District**

- A. **Description and Purpose.** This district is intended to permit development that has a moderate density community character. The land use standards for this district permit both single-family detached residential development and twin house/duplexes permitted by right and two flat, mobile home parks, and mobile

home subdivisions permitted as a Special Use. Density and intensity standards for this district are designed to ensure that the Two-family Residential-7 District shall serve as a designation that preserves and protects the moderate density residential community character of its area. Various residential development options are available in this district, with a Maximum Gross Density (MGD) of 7 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a moderate density residential environment and who retain enough land with their residence, or in their development, to ensure that the desired community character is maintained as long as the TR-7 District designation is retained, regardless of how much development occurs within that area. As such, this district is intended to provide the principal location for a wide range of single-family attached dwelling types, including single-family, duplexes, twin houses, and two flats.

**B. List of Allowable Principal Land Uses (per Article 2)**

**1. Permitted by Right**

Single-Family  
Modular Dwelling  
Twin House/Duplex  
Cultivation  
Selective Cutting  
Passive Outdoor Public Recreation  
Active Outdoor Public Recreation  
Public Services and Utilities

**2. Permitted as Special Use**

Two-Flat  
Clear Cutting  
Bed and Breakfast Establishments  
Day care center (3+ children)  
Institutional Residential  
Mobile Home

**C. List of Allowable Accessory Uses (per Article 2)**

**1. Permitted by Right**

Private Residential Garage and/or Shed  
  
Home Occupation  
Day care group home  
Day care home  
  
On-Site Parking Lot  
Private Residential Recreational Facility  
Drainage Structure  
Filling  
Lawn Care  
Exterior Communication Devices

**2. Permitted as Special Use**

Attached/Detached garage in aggregate exceeding over 900 square feet for Single-Family and 1,200 square feet for two-family  
In-Family Suite  
Wind Energy Systems  
Private Residential Recreational Facility over 900 square feet

**D. List of Allowable Temporary Uses (per Article 2)...**

**E. Regulations Applicable to All Uses...**

**F. Regulations Applicable to Residential Uses.** For single-family dwellings, see the SR-6 District.

**1. Residential Density and Intensity Requirements:**

- A. Minimum Zoning District Area: 12,000 square feet
- B. Maximum Gross Density (MGD): 7.3 du/acre
- C. Minimum Landscape Surface Ratio (LSR): 50%

~~D. Maximum Accessory Structure Size: 10% of total lot size or 1200 square feet, whichever is less.~~

2. Residential Bulk Requirements:...

§150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District

(5) Multi-family Residential-8 Small (MR-8S) District

- A. **Description and Purpose.** This district is intended to permit development that has a higher density community character. The land use standards for this district permit single-family detached, twin house/duplex, two flats, townhouses, and multiplexes permitted by right and related land uses. Density and intensity standards for this district are designed to ensure that the Multi-family Residential-8 Small District shall serve as a designation that preserves and protects the community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 8 dwelling units per gross acre.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a higher density residential environment, with housing units that are smaller than those for MR-8L, and who retain enough land with their residence, or in their development, to ensure that the urban community character is maintained as long as the MR-8S District designation is retained, regardless of how much development occurs within that area. As such, it is intended to provide the principal location for mixed residential development.

B. List of Allowable Principal Land Uses (per Article 2)

- | 1. Permitted by Right             | 2. Permitted as Special Use      |
|-----------------------------------|----------------------------------|
| Single-Family                     | Two-Flat                         |
| Twin House/Duplex                 | Apartment (3 or 4 unit building) |
| Townhouse (3 or 4 unit building)  | Clear Cutting                    |
| Multiplex (3 or 4 unit building)  | Bed and Breakfast Establishments |
| Modular Dwelling                  | Day care center (9+ children)    |
| Cultivation                       | Boarding House                   |
| Selective Cutting                 | Institutional Residential        |
| Passive Outdoor Public Recreation |                                  |
| Active Outdoor Public Recreation  |                                  |
| Public Services and Utilities     |                                  |

C. List of Allowable Accessory Uses (per Article 2)

- | 1. Permitted by Right                     | 2. Permitted as Special Use   |
|---|---|
| Private Residential Garage and/or Shed    | In-Family Suite   |
| Home Occupation                           | Wind Energy Systems   |
| Day care group home                       | <u>Private Residential Recreational Facility over 900 square feet</u> |
| Day care home                             |   |
| On-Site Parking Lot                       |   |
| Private Residential Recreational Facility |   |
| Drainage Structure                        |   |
| Filling                                   |   |
| Lawn Care                                 |   |

Exterior Communication Devices

**§150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District**

**(6) Multi-family Residential-8 Large (MR-8L) District**

- A. **Description and Purpose.** This district is intended to permit development that has a higher density community character. The land use standards for this district permit single-family detached, twin house/duplex, townhouses, multiplexes, and apartments permitted by right and related land uses. Density and intensity standards for this district are designed to ensure that the Multi-family Residential-8 Large District shall serve as a designation that preserves and protects the community character of its area. A variety of residential development options are available in this district, with a Maximum Gross Density (MGD) of 8 dwelling units per gross acre, with housing units typically larger than those in the MR-8S.

Rationale: This district is used to provide for the permanent protection of an area for those who want to live in a higher density residential environment and who retain enough land with their residence, or in their development, to ensure that the urban community character is maintained as long as the MR-8L District designation is retained, regardless of how much development occurs within that area. As such, it is intended to provide the principal location for mixed residential development.

**B. List of Allowable Principal Land Uses (per Article 2)**

**1. Permitted by Right**

Single-Family  
Twin House/Duplex  
Townhouse (3 or 4 unit building)  
Multiplex (3 or 4 unit building)  
Apartment (3 or 4 unit building)  
Public Services and Utilities  
Modular Dwelling  
Cultivation  
Selective Cutting  
Passive Outdoor Public Recreation  
Active Outdoor Public Recreation

**2. Permitted as Special Use**

Two-Flat  
Apartment (5 to 8 unit building)  
Mobile Home Subdivision or Park  
Clear Cutting  
Bed and Breakfast Establishments  
Day care center (3+ children)  
Institutional Residential  
Boarding House

**C. List of Allowable Accessory Uses (per Article 2)**

**1. Permitted by Right**

Private Residential Garage and/or Shed  
Home Occupation  
Day care group home  
  
Day care home  
On-Site Parking Lot  
Private Residential Recreational Facility

**2. Permitted as Special Use**

In-Family Suite  
Wind Energy Systems  
Private Residential Recreational Facility  
over 900 square feet

- Drainage Structure
- Filling
- Lawn Care
- Exterior Communication Devices

**§150.105(C)(6) Central Business (CB) District**

**(6) Central Business (CB) District**

**A. Description and Purpose.** This district is intended to permit both large and small-scale "downtown" commercial development at an intensity that provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. To accomplish this effect, minimum Landscape Surface Ratios (LSRs) permitted in this district are much lower than those allowed in the Planned Business and General Business Districts. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street. No requirements for on site landscaping or parking are required in this district. This district is strictly limited to the central city locations.

**Rationale:** This district is intended to provide an alternative, primarily infill development, designation for commercial activity to the Planned Business (PB) and General Business (GB) Districts are designed to assist in maintaining the long-term viability of the central city.

**B. List of Allowable Principal Land Uses (per Article 2)**

**1. Permitted by Right**

- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Services and Utilities
- Office
- Personal or Professional Services
- Indoor Sales or Service
- Indoor Maintenance Service
- Off-Site Parking Lot
- Residential units above the first floor
- Artisan Studio/Production Shop
- Indoor Institutional (minor)
- Small Wireless Facility

**2. Permitted as Special Use**

- Clear Cutting
- Indoor Institutional (major)
- Outdoor Institutional
- Institutional Residential
- In-Vehicle Sales or Service
- Indoor Commercial Entertainment
- Outdoor Commercial Entertainment
- Commercial Indoor Lodging
- Bed and Breakfast Establishments
- Day care center (3+ children)
- Boarding House
- Apartment (3 or 4 unit building)
- Adult-use Cannabis Dispensing Organization
- Adult-use Cannabis Infuser Organization or Infuser
- On-Site Parking Garage (above & underground)

**§150.105(C)(7) Planned Industrial (PI) District**

**(7) Planned Industrial (PI) District**

**A. Description and Purpose.** This district is intended to permit both large and small scale industrial and office development at an intensity that is consistent with the overall desired suburban community character of the community. Beyond a relatively high minimum Green

Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for suburban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the General Industrial (GI) District. In addition, land uses shall comply with the minimum performance standards presented in Article 7.

**B. List of Allowable Principal Land Uses (per Article 2)**

**1. Permitted by Right**

Cultivation  
Selective Cutting  
Passive Outdoor Public Recreation  
Active Outdoor Public Recreation  
Public Services and Utilities  
Office  
Personal or Professional Services  
Indoor Maintenance Service  
Indoor Storage or Wholesaling  
Light Industrial  
Small Wireless Facility

**2. Permitted as Special Use**

Clear Cutting  
Indoor Commercial Entertainment  
Indoor Sales or Service  
Day care center (3+ children)  
Artisan Studio/Production Shop  
Personal Storage Facility  
Airport/Heliport  
Distribution Center  
Communication Tower  
Campground  
Off-Site Parking Lot  
Vehicle Repair and Maintenance  
In-vehicle Sales or Service  
Non-building mounted solar installations for export of energy for use by a Public Utility  
Adult-use Cannabis Dispensing Organization  
Adult-use Cannabis Craft Crower  
Adult-use Cannabis Cultivation Center  
Adult-use Cannabis Infuser Organization or Infuser  
Adult-use Cannabis Processing Organization or Processor  
Adult-use Cannabis Transporting Organization or Transporter  
Shooting Range  
On-Site Parking Garage (above & underground)

**§150.105(C)(8) General Industrial (GI) District**

**(8) General Industrial (GI) District**

A. **Description and Purpose.** This district is intended to permit both large and small scale industrial and office development at an intensity that is consistent with existing transition and urban intensity development. Beyond a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. To ensure a minimum

of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

**Rationale:** This district is intended to provide a location for urban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the Heavy Industrial (HI) District. In addition, uses shall comply with the minimum performance standards presented in Article 7.

**B. List of Allowable Principal Land Uses (per Article 2)**

**1. Permitted by Right**

- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Public Services and Utilities
- Office
- Indoor Maintenance Service
- Indoor Storage or Wholesaling
- Off-Site Parking Lot
- Vehicle Repair and Maintenance
- Personal Storage Facility
- Light Industrial
- Small Wireless Facility

**2. Permitted as Special Use**

- Clear Cutting
- Day care center (3+ children)
- Artisan Studio/Production Shop
- Outdoor Storage or Wholesaling
- Airport/Heliport
- Freight Terminal
- Communication Tower
- Campground
- Distribution Center
- Heavy Industrial
- Shooting Range
- Non-building mounted solar installations for export of energy for use by a Public Utility
- Adult-use Cannabis Craft Grower
- Adult-use Cannabis Cultivation Center
- Adult-use Cannabis Infuser Organization or Infuser
- Adult-use Cannabis Processing Organization or Processor
- Adult-use Cannabis Transporting Organization or Transporter
- On-Site Parking Garage (above & underground)

**§150.105(C)(9) Heavy Industrial (HI) District**

**(9) Heavy Industrial (HI) District**

**A. Description and Purpose.** This district is intended to permit both large and small scale industrial and office development at an intensity that provides ample incentive for infill development and redevelopment of industrial areas existing as of the effective date of this Chapter. This district is designed to permit a very wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

**Rationale:** This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in Article 7. In addition, certain land uses such as extraction, junkyards and salvage operations, and freight terminals are permitted within this district only upon the granting of a Special Use permit.

**B. List of Allowable Principal Land Uses (per Article 2)**

**1. Permitted by Right**

- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Public Services and Utilities
- Office
- Indoor Maintenance Service
- Indoor Storage or Wholesaling
- Outdoor Storage or Wholesaling
- Off-Site Parking Lot
- Distribution Center
- Light Industrial
- Heavy Industrial
- Vehicle Repair and Maintenance
- Small Wireless Facility

**2. Permitted as Special Use**

- Agricultural Services
- Clear Cutting
- Outdoor Maintenance Service
- Sexually Oriented Land Use
- Junkyard or Salvage Yard
- Waste Disposal Facility
- Composting Operation
- Airport/Heliport
- Freight Terminal
- Communication Tower
- Extraction Use
- Shooting Range
- Non-building mounted solar installations for export of energy for use by a Public Utility
- Adult-use Cannabis Craft Grower
- Adult-use Cannabis Cultivation Center
- Adult-use Cannabis Infuser Organization or Infuser
- Adult-use Cannabis Processing Organization or Processor
- Adult-use Cannabis Transporting Organization or Transporter
- On-Site Parking Garage (above & underground)

**§150.105(E) Tollway Corridor Districts**

**(1) Planned Mixed Use 1 (PM-1) District**

~~**A. Description and Purpose.** This district is intended to be similar to a Transit Oriented District (TOD). While TOD developments are mixed use, higher density communities that encourage people to live near transit services and decrease their dependence on driving, this district will be located near a Tollway interchange and is anticipated to be near transit services in the future. TOD developments typically include a mix of land uses including moderate to high density residential, commercial and retail, both of which have easy, nearby access and walking routes to transit stations. To accomplish this effect, minimum Landscape Surface Ratios (LSRs) and parking ratios permitted in this district are lower than those allowed in other Business Districts. A wide range of institutional, commercial, office, residential and transit uses are permitted within this district. Densities are greater nearer to the transit center.~~

~~Rationale: This district is generally located along the I-90 Corridor providing necessary services to both the southern portion of Boone County and the surrounding municipalities. This district is intended to provide a carefully controlled mix of institutional, commercial, office, residential, and transit uses based on high quality detailed plans. Buildings will be developed at one to three stories.~~

~~**B. List of Allowable Principal Land Uses (per Article 2)**~~

- |                        |                         |                           |                      |
|------------------------|-------------------------|---------------------------|----------------------|
| <del>1. _____</del>    | <del>Permitted by</del> | <del>2. _____</del>       | <del>Permitted</del> |
| <del>Right</del>       |                         | <del>as Special Use</del> |                      |
| <del>Cultivation</del> |                         | <del>Clear Cutting</del>  |                      |



~~Selective Cutting  
Passive Outdoor Public Recreation  
Active Outdoor Public Recreation  
Public Services and Utilities  
Indoor Institutional (minor)  
Office  
Personal or Professional Services  
Indoor Sales or Service  
Day care center (3+ children)  
Commercial Indoor Lodging  
Indoor Maintenance Service  
On-Site Parking Garage (above & underground)  
Residential units above the first floor  
Small Wireless Facility~~

~~Outdoor Institutional  
Institutional Residential  
In-Vehicle Sales or Service  
Indoor Commercial Entertainment  
Outdoor Commercial Entertainment  
Vehicle Repair and Maintenance  
Artisan Studio/Production Shop  
Commercial Animal Boarding  
Off-Site Parking Lot/Garage  
Indoor Institutional (major)~~

**C. List of Allowable Accessory Uses (per Article 2)**

**1. ~~Right~~ Permitted by Right**

~~Commercial Apartment Above the 1<sup>st</sup> Floor  
Outdoor Display Incidental  
Private Residential Garage and/or Shed  
Company Cafeteria  
Company Provided On-Site Recreation  
Home Occupation  
On-Site Parking Lot  
Private Residential Recreational Facility  
Drainage Structure  
Filling  
Lawn Care  
Exterior Communication Devices~~

**2. Permitted as Special Use**

~~In-Vehicle Sales and Service  
Light Industrial Incidental to Indoor Sales  
Outdoor Storage~~

**D. List of Allowable Temporary Uses (per Article 2)**

~~General Temporary Outdoor Sales  
Contractor's Project Office  
Contractor's On-Site Equipment Storage  
Re-locatable Building  
On-Site Real Estate Sales Office  
Outdoor Sales of Farm Products  
Construction Dumpster  
Outdoor Seating and Services~~

**E. Regulations Applicable to All Uses**

- ~~1. Landscaping Regulations: (See Article 6)~~
- ~~2. Performance Standards: (See Article 7)~~
- ~~3. Signage Regulations: (See Article 10)~~

~~A. Only a bedroom shall serve as a regularly occupied sleeping area. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. Every bedroom shall have access to at least one water closet and~~

~~one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story. Kitchens and non-habitable spaces (e.g. utility rooms, storage spaces, closets, garages and bathrooms) shall not be used for sleeping purposes and shall not be deemed a bedroom.~~

~~B. Every bedroom occupied by one (1) person shall contain at least 70 square feet of floor area and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.~~

~~C. In addition to the requirements of (B) above, every residential unit shall contain a minimum of 200 square feet of habitable space for each occupant.~~

~~D. No dwelling unit shall be occupied by more persons than permitted under (B) or (C) above. The legal Owner as well as each of the occupants shall be jointly and severally liable for a violation of this provision and shall be assessed a fine in accordance with the general fine provision of the Belvidere Municipal Code. Each day that a violation of this provision continues shall be deemed a separate offense. Additionally, the City may seek any other remedy available at law or in equity, including equitable relief requiring compliance with this provision.~~

## ~~F. Regulations Applicable to Nonresidential Uses~~

### ~~1. Nonresidential Intensity Requirements~~

~~A. Minimum Landscape Surface Ratio (LSR): 15%~~

~~B. Maximum Floor Area Ratio (FAR): 1.0~~

~~B. Maximum Impervious Surface Ratio (ISR): .85~~

~~C. Minimum Lot Area (MLA): 40,000~~

~~D. Maximum Building Size (MBS): NA~~

### ~~2. Nonresidential Bulk Requirements:~~

~~A. Minimum Lot Area: 40,000 sf~~

~~B. Minimum Lot Width: 100 feet~~

#### ~~C. Minimum Setbacks:~~

~~Building to Front or Street Side Lot Line: 15 feet~~

~~Building to Side Lot Line: 10 feet~~

~~Building to Rear Lot Line: 20 feet~~

~~Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley~~

~~Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley~~

~~Required Buffer yard: See §150.607 along zoning district boundary~~

~~Minimum Paved Surface Setback: 5 feet~~

~~D. Maximum Building Setback: 20 feet from right-of-way~~

~~E. Minimum Building Separation: 0 feet~~

~~E. Maximum Number of Stories: 3; greater with Special Use permit.~~

~~F. Minimum Number of Stories: 1~~

~~G. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204 with the exception of residential parking units. Residential parking units shall require one (1) parking space per dwelling unit.~~

## ~~(2) Planned Mixed Use 2 (PM-2) District~~

~~A. Description and Purpose. This district is intended to be similar to a Transit Oriented District (TOD). While TOD developments are mixed use, higher density communities that encourage people to live near transit services and decrease their dependence on driving, this district will be located near a Tollway interchange and is anticipated to be near transit services in the future. TOD developments typically include a mix of land uses including moderate to high density residential, commercial and retail, both of which have easy, nearby access~~

and walking routes to transit stations. To accomplish this effect, minimum Landscape Surface Ratios (LSRs) and parking ratios permitted in this district are lower than those allowed in other Business Districts. A wide range of institutional, commercial, office, residential and transit uses are permitted within this district. Densities are greater nearer to the transit center.

Rationale: This district is generally located along the I-90 Corridor and will be comprised of a higher density level of both commercial and residential units. This district is intended to provide a carefully controlled mix of institutional, commercial, office, residential, and transit uses based on high quality detailed plans. Buildings will be developed at two to six stories.

**B. List of Allowable Principal Land Uses (per Article 2)**

**1. Permitted by Right**

- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Services and Utilities
- Office
- Personal or Professional Services
- Indoor Sales or Service
- Day care center (3+ children)
- Commercial Indoor Lodging
- Indoor Maintenance Service
- On-Site Parking Garage (above & underground)
- Residential units above the second floor
- Small Wireless Facility

**2. Permitted as Special Use**

- Clear-Cutting
- Outdoor Institutional
- Indoor Institutional (minor and major)
- Institutional Residential
- In-Vehicle Sales or Service
- Indoor Commercial Entertainment
- Outdoor Commercial Entertainment
- Artisan Studio/Production Shop
- Off-Site Parking Lot/Garage
- Large Scale Developments

**C. List of Allowable Accessory Uses (per Article 2)**

**1. Permitted by Right**

- Commercial Apartment above 2<sup>nd</sup> Floor
- Outdoor Display Incidental
- Private Residential Garage and/or Shed
- Company Cafeteria
- Company Provided On-Site Recreation
- Home Occupation
- On-Site Parking Lot
- Private Residential Recreational Facility
- Drainage Structure
- Filling
- Lawn Care
- Exterior Communication Devices

**2. Permitted as Special Use**

- In-Vehicle Sales and Service
- Light Industrial Incidental to Indoor Sales
- Outdoor Storage

**D. List of Allowable Temporary Uses (per Article 2)**

- General Temporary Outdoor Sales
- Contractor's Project Office
- Contractor's On-Site Equipment Storage
- Re-locatable Building
- On-Site Real Estate Sales Office
- Outdoor Sales of Farm Products
- Construction Dumpster

~~Outdoor Seating and Services~~

~~E. Regulations Applicable to All Uses~~

- ~~A. Landscaping Regulations: (See Article 6)~~
- ~~B. Performance Standards: (See Article 7)~~
- ~~C. Signage Regulations: (See Article 10)~~

~~F. Regulations Applicable to Residential Uses:~~

- ~~A. Only a bedroom shall serve as a regularly occupied sleeping area. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story. Kitchens and non-habitable spaces (e.g. utility rooms, storage spaces, closets, garages and bathrooms) shall not be used for sleeping purposes and shall not be deemed a bedroom.~~
- ~~B. Every bedroom occupied by one (1) person shall contain at least 70 square feet of floor area and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.~~
- ~~C. In addition to the requirements of (B) above, every residential unit shall contain a minimum of 200 square feet of habitable space for each occupant.~~
- ~~D. No dwelling unit shall be occupied by more persons than permitted under (B) or (C) above. The legal Owner as well as each of the occupants shall be jointly and severally liable for a violation of this provision and shall be assessed a fine in accordance with the general fine provision of the Belvidere Municipal Code. Each day that a violation of this provision continues shall be deemed a separate offense. Additionally, the City may seek any other remedy available at law or in equity, including equitable relief requiring compliance with this provision.~~

~~G. Regulations Applicable to Nonresidential Uses~~

~~1. Nonresidential Intensity Requirements~~

- ~~A. Minimum Landscape Surface Ratio (LSR): 12.5%~~
- ~~B. Maximum Floor Area Ratio (FAR): 2.0~~
- ~~C. Maximum Impervious Surface Ratio (ISR): .875~~
- ~~D. Minimum Lot Area (MLA): 20,000~~
- ~~E. Maximum Building Size (MBS): NA~~

~~2. Nonresidential Bulk Requirements:~~

- ~~A. Minimum Lot Area: 20,000 sf~~
- ~~B. Minimum Lot Width: 100 feet~~
- ~~C. Minimum Setbacks:~~
  - ~~Building to Front or Street Side Lot Line: 10 feet~~
  - ~~Building to Side Lot Line: 5 feet~~
  - ~~Building to Rear Lot Line: 15 feet~~
  - ~~Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley~~
  - ~~Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley~~
  - ~~Required Buffer yard: See §150.607 along zoning district boundary~~
  - ~~Minimum Paved Surface Setback: 0 feet~~
- ~~D. Maximum Building Setback: 15 feet from right-of-way~~
- ~~E. Minimum Building Separation: 0 feet~~
- ~~F. Maximum Number of Stories: 6; greater with Special Use permit.~~

~~G. Minimum Number of Stories: 2~~

~~H. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204 with the exception of residential parking units. Residential parking units shall require one (1) parking space per dwelling unit.~~

~~(3) Planned Mixed Use 4 (PM-4) District~~

~~A. Description and Purpose. This district is intended to be similar to a Transit-Oriented District (TOD). While TOD developments are mixed-use, higher density communities that encourage people to live near transit services and decrease their dependence on driving, this district will be located near a Tollway interchange and is anticipated to be near transit services in the future. TOD developments typically include a mix of land uses including moderate to high density residential, commercial and retail, both of which have easy, nearby access and walking routes to transit stations. To accomplish this effect, minimum Landscape Surface Ratios (LSRs) and parking ratios permitted in this district are lower than those allowed in other Business Districts. A wide range of institutional, commercial, office, residential and transit uses are permitted within this district. Densities are greater nearer to the transit center.~~

~~Rationale: This district is primarily located south of US Highway 20 and south of Interstate 90, with close proximity to both the Irene interchange and any future transit stop. Development in this district is at a higher density allowing commuters to access businesses easier while the compact design helps prevent sprawl. This district is intended to provide an intensive but carefully-controlled mix of institutional, commercial, office, residential, and transit uses based on high-quality detailed plans. Buildings will be developed at four to ten stories.~~

~~B. List of Allowable Principal Land Uses (per Article 2)~~

~~1. Permitted by Right~~

- ~~Cultivation~~
- ~~Selective Cutting~~
- ~~Passive Outdoor Public Recreation~~
- ~~Active Outdoor Public Recreation~~
- ~~Public Services and Utilities~~
- ~~Day care center (3+ children)~~
- ~~Office~~
- ~~Personal or Professional Services~~
- ~~Indoor Sales or Service~~
- ~~Commercial Indoor Lodging~~
- ~~Indoor Maintenance Service~~
- ~~On-Site Parking Garage (above & underground)~~
- ~~Residential units above the third floor~~
- ~~Small Wireless Facility~~

~~2. Permitted as Special Use~~

- ~~Clear Cutting~~
- ~~Indoor Institutional (minor and major)~~
- ~~Institutional Residential~~
- ~~In-Vehicle Sales or Service~~
- ~~Indoor Commercial Entertainment~~
- ~~Commercial Indoor Lodging~~
- ~~Artisan Studio/Production Shop~~
- ~~Commercial Animal Boarding~~
- ~~Off-Site Parking Lot/Garage~~
- ~~Large-scale Development~~

~~C. List of Allowable Accessory Uses (per Article 2)~~

~~1. Permitted by Right~~

- ~~Commercial Apartment Above the 4<sup>th</sup> Floor~~
- ~~Outdoor Display Incidental~~
- ~~Private Residential Garage and/or Shed~~
- ~~Company Cafeteria~~
- ~~Company Provided On-Site Recreation~~
- ~~Home Occupation~~
- ~~On-Site Parking Lot~~
- ~~Private Residential Recreational Facility~~
- ~~Drainage Structure~~

~~2. Permitted as Special Use~~

- ~~In-Vehicle Sales and Service~~
- ~~Light Industrial Incidental to Indoor Sales~~
- ~~Outdoor Storage~~

~~Filling  
Lawn Care  
Exterior Communication Devices~~

**~~D. List of Allowable Temporary Uses (per Article 2)~~**

~~General Temporary Outdoor Sales  
Contractor's Project Office  
Contractor's On-Site Equipment Storage  
Re-locatable Building  
On-Site Real Estate Sales Office  
Outdoor Sales of Farm Products  
Construction Dumpster  
Outdoor Seating and Services~~

**~~E. Regulations Applicable to All Uses~~**

- ~~A. Landscaping Regulations: (See Article 6)~~
- ~~B. Performance Standards: (See Article 7)~~
- ~~C. Signage Regulations: (See Article 10)~~

**~~F. Regulations Applicable to Residential Uses:~~**

- ~~A. Only a bedroom shall serve as a regularly occupied sleeping area. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story. Kitchens and non-habitable spaces (e.g. utility rooms, storage spaces, closets, garages and bathrooms) shall not be used for sleeping purposes and shall not be deemed a bedroom.~~
- ~~B. Every bedroom occupied by one (1) person shall contain at least 70 square feet of floor area and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.~~
- ~~C. In addition to the requirements of (B) above, every residential unit shall contain a minimum of 200 square feet of habitable space for each occupant.~~
- ~~D. No dwelling unit shall be occupied by more persons than permitted under (B) or (C) above. The legal Owner as well as each of the occupants shall be jointly and severally liable for a violation of this provision and shall be assessed a fine in accordance with the general fine provision of the Belvidere Municipal Code. Each day that a violation of this provision continues shall be deemed a separate offense. Additionally, the City may seek any other remedy available at law or in equity, including equitable relief requiring compliance with this provision.~~

**~~G. Regulations Applicable to Nonresidential Uses~~**

**~~1. Nonresidential Intensity Requirements~~**

- ~~A. Minimum Landscape Surface Ratio (LSR): 10%~~
- ~~B. Maximum Floor Area Ratio (FAR): 3.0~~
- ~~C. Maximum Impervious Surface Ratio (ISR): .90~~
- ~~D. Minimum Lot Area (MLA): 20,000~~
- ~~E. Maximum Building Size (MBS): N/A~~

**~~2. Nonresidential Bulk Requirements:~~**

- ~~A. Minimum Lot Area: 20,000 sf~~
- ~~B. Minimum Lot Width: 75 feet~~

**C. Minimum Setbacks:**

- Building to Front or Street Side Lot Line: 0 feet
- Building to Side Lot Line: 0 feet
- Building to Rear Lot Line: 0 feet
- Side Lot Line to Accessory Structure: 0 feet from property line, 5 feet from alley
- Rear Lot Line to Accessory Structure: 0 feet from property line, 5 feet from alley
- Required Buffer yard: See §150.607 along zoning district boundary
- Minimum Paved Surface Setback: 0 feet

D. Maximum Building Setback: 10 feet from right-of-way

E. Minimum Building Separation: 0 feet

F. Maximum Number of Stories: 10; greater with Special Use permit.

G. Minimum Number of Stories: 4

H. Minimum Number of Off-Street Parking Spaces Required on the Lot: One (1) parking space per every 400 GSF of commercial/retail space. Residential parking units shall require one (1) parking space per dwelling unit.

**(10) Corporate Center (CC) District**

**Description and Purpose.** This district is intended for the placement of corporate headquarters and employment centers that are traditionally found along highway/tollway corridors. Corporate Center development shall contain a carefully controlled mix of moderate to very high intensity office-orientated mixed use buildings at a minimum of one story above ground level. Office space shall be the predominate land use while personal and professional services, retail, entertainment, institutional and parking shall be accessory uses. The accessory uses shall be catered to the employees of the buildings and not the general public. No residential development is permitted.

**Rationale:** This district is generally located just east of the Irene Interchange and south of I-90 and will be comprised of a higher density level of both commercial and office uses based on high quality detailed plans. Buildings will be developed at one to six stories.

**List of Allowable Principal Land Uses (per Article 2)**

**1. Permitted by Right**

- Cultivation
- Selective Cutting
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Public Services and Utilities
- Office
- On-Site Parking Garage (above & underground)
- Small Wireless Facility

**2. Permitted as Special Use**

- Clear-Cutting
- Outdoor Institutional
- Indoor Institutional (minor and major)
- Large Scale Developments
- Off-Site Parking Lot/Garage

**List of Allowable Accessory Uses (per Article 2)**

**1. Permitted by Right**

- Personal or Professional Services
- Indoor Sales or Service
- Day care center (3+ children)
- Commercial Indoor Lodging
- Indoor Maintenance Service
- On-Site Parking Garage (above & underground)
- Exterior Communication Devices
- Outdoor Display Incidental
- On-Site Parking Lot

**2. Permitted as Special Use**

- In-Vehicle Sales and Service
- Light Industrial Incidental to Indoor Sales
- In-Vehicle Sales or Service
- Indoor Commercial Entertainment
- Outdoor Commercial Entertainment
- Artisan Studio/ Production Shop

~~Company Cafeteria  
Company Provided On-Site Recreation  
Drainage Structure  
Filling  
Lawn Care~~

**List of Allowable Temporary Uses (per Article 2)**

~~General Temporary Outdoor Sales  
Contractor's Project Office  
Contractor's On-Site Equipment Storage  
Re-locatable Building  
On-Site Real Estate Sales Office  
Construction Dumpster~~

**Regulations Applicable to All Uses**

~~Landscaping Regulations: (See Article 6)  
Performance Standards: (See Article 7)  
Signage Regulations: (See Article 10)~~

**Regulations Applicable to Nonresidential Uses**

**1. Nonresidential Intensity Requirements**

- ~~A. Minimum Landscape Surface Ratio (LSR): 20%~~
- ~~B. Maximum Floor Area Ratio (FAR): 3.0~~
- ~~C. Maximum Impervious Surface Ratio (ISR): .8~~
- ~~D. Minimum Lot Area (MLA): 20,000~~
- ~~E. Maximum Building Size (MBS): N/A~~

**2. Nonresidential Bulk Requirements:**

- ~~A. Minimum Lot Area: 20,000 sf~~
- ~~B. Minimum Lot Width: 100 feet~~

**C. Minimum Setbacks:**

~~Building to Front or Street Side Lot Line: 20 feet  
Building to Side Lot Line: 20 feet  
Building to Rear Lot Line: 30 feet  
Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley  
Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley  
Required Buffer yard: See §150.607 along zoning district boundary  
Minimum Paved Surface Setback: 5 feet~~

- ~~D. Maximum Building Setback: 30 feet from right-of-way~~
- ~~E. Minimum Building Separation: 0 feet~~
- ~~F. Maximum Number of Stories: 6; greater with Special Use permit.~~
- ~~G. Minimum Number of Stories: 1~~
- ~~H. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204 with the exception of residential parking units. Residential parking units shall require one (1) parking space per dwelling unit.~~

**(5) Technology Center (TC) District**

**A. Description and Purpose:** This district is intended for the placement of office, research and testing facilities that are traditionally found along highway/tollway corridors. Technology Center development shall contain a



~~carefully-controlled mix of low to high-intensity research-orientated buildings—containing research and development land-uses and associated testing, office, and test production, storage and distribution and parking-uses. No residential development is permitted.~~

~~Rationale: This district is generally located between Townhall Road and Stone Quarry Road and west of Pearl Street Road and will be comprised of a higher density level of research, office, test production and limited storage based on high quality detailed plans. Buildings will be developed at one to six stories.~~

**~~B. List of Allowable Principal Land Uses (per Article 2)~~**

**~~1. Permitted by Right~~**

- ~~Cultivation~~
- ~~Selective Cutting~~
- ~~Passive Outdoor Public Recreation~~
- ~~Public Services and Utilities~~
- ~~Office~~
- ~~Day care center (3+ children)~~
- ~~On-Site Parking Garage (above & underground)~~
- ~~Small Wireless Facility~~

**~~2. Permitted as Special Use~~**

- ~~Clear-Cutting~~
- ~~Indoor Institutional (minor and major)~~
- ~~Artisan Studio/Production Shop~~
- ~~Large Scale Developments~~
- ~~Distribution Center~~
- ~~Indoor Storage~~
- ~~Off-Site Parking Lot/Garage~~

**~~C. List of Allowable Accessory Uses (per Article 2)~~**

**~~1. Permitted by Right~~**

- ~~Exterior Communication Devices~~
- ~~On-Site Parking Lot~~
- ~~Company Cafeteria~~
- ~~Company Provided On-Site Recreation~~
- ~~Lawn Care~~
- ~~Drainage Structure~~
- ~~Filling~~

**~~2. Permitted as Special Use~~**

- ~~In-Vehicle Sales and Service~~
- ~~Light Industrial Incidental to Indoor Sales~~

**~~D. List of Allowable Temporary Uses (per Article 2)~~**

- ~~General Temporary Outdoor Sales~~
- ~~Contractor's Project Office~~
- ~~Contractor's On-Site Equipment Storage~~
- ~~Re-locatable Building~~
- ~~On-Site Real Estate Sales Office~~
- ~~Construction Dumpster~~

**~~E. Regulations Applicable to All Uses~~**

- ~~A. Landscaping Regulations: (See Article 6)~~
- ~~B. Performance Standards: (See Article 7)~~
- ~~C. Signage Regulations: (See Article 10)~~

**~~F. Regulations Applicable to Nonresidential Uses~~**

**~~1. Nonresidential Intensity Requirements~~**

- ~~A. Minimum Landscape Surface Ratio (LSR): 20%~~
- ~~B. Maximum Floor Area Ratio (FAR): 3.0~~
- ~~C. Maximum Impervious Surface Ratio (ISR): .80~~
- ~~D. Minimum Lot Area (MLA): 20,000~~

~~E. Maximum Building Size (MBS): N/A~~

~~2. Nonresidential Bulk Requirements:~~

~~A. Minimum Lot Area: 20,000 sf~~

~~B. Minimum Lot Width: 100 feet~~

~~C. Minimum Setbacks:~~

~~Building to Front or Street Side Lot Line: 20 feet~~

~~Building to Side Lot Line: 20 feet~~

~~Building to Rear Lot Line: 30 feet~~

~~Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley~~

~~Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley~~

~~Required Buffer yard: See §150.607 along zoning district boundary~~

~~Minimum Paved Surface Setback: 5 feet~~

~~A. Maximum Building Setback: 30 feet from right-of-way~~

~~B. Minimum Building Separation: 0 feet~~

~~C. Maximum Number of Stories: 6; greater with Special Use permit.~~

~~D. Minimum Number of Stories: 1~~

~~E. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204 with the exception of residential parking units. Residential parking units shall require one (1) parking space per dwelling unit.~~

**§150.204(G)(5) Small Wireless Facility**

- (5) **Small Wireless Facility.** A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet; and (ii) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services.

**A. Requirements**

- (1) Small Wireless Facilities shall be located so that there is sufficient radius of clear land around the tower so that its collapse shall be completely contained on the property, **unless a variance is granted.**
- (2) Small Wireless Facilities shall be no taller than **50** 45 feet above ground or 10 feet taller than the tallest existing utility pole within 300 feet, whichever is taller, without a variance.

**B. Parking Requirements.** Not required.

**§150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed**

- (2) **Private Residential Garage and/or Utility/Storage Shed.** A private garage or carport is a structure which primarily accommodates the sheltered parking of a passenger vehicle and/or the storage of maintenance equipment of the subject property. A utility/storage shed is an accessory structure which accommodates the storage of maintenance equipment and shall not be used to store cars, trucks or related non-recreational vehicles. These structures must be located so as to be accessory to a principal land use on the same lot. Utility sheds in excess of 120 square feet of gross

floor area, garages, and carports ~~which exceed 30% coverage of the rear yard area, or~~ which exceed the lot coverage of the principle structure, are not permitted in residential districts.

**A. Regulations**

1. One **detached garage or carport and one attached garage or carport** shall be permitted by right as set forth in §150.105(B).
2. One utility/storage shed **(120 square feet or less)** shall be permitted by right as set forth in §150.105(B). **Said structures do not require a building permit or concrete floor.**
3. No detached accessory building shall be located closer than ten (10) feet to the principal building. In cases where at least one-hour fire-rated wall and ceiling are provided, the Zoning Administrator may allow a distance of less than ten (10) feet but not less than five (5) feet. Building overhangs shall be no less than three feet apart.

**§150.204(H)(15) Private Residential Recreational Facility**

(15) **Private Residential Recreational Facility.** This land use includes all active **outdoor** recreational facilities located on a private residential lot which are not otherwise listed in Appendix C. Materials and lighting shall limit light levels at said property line are to be equal to or less than 0.5 foot candles (see §150.707). All private residential recreation facilities and their attendant structures shall comply with the bulk requirements for accessory structures. (See Article 4.) Common examples of these accessory uses include swing sets, tree houses, playhouses, basketball courts, tennis courts, swimming pools, and recreation-type equipment. **Private residential recreational facilities shall not be open to the public or used for commercial purposes.**

**A. Regulations**

1. Swimming pools shall be regulated by the performance standards provided in the Building Code.
2. Playhouses shall not exceed 120 square feet or 12 feet in height and no more than 1 per lot. Utilities and storage are prohibited within the playhouse.

**Table 150.604: Landscaping Requirements for Regular Development**

|                                    | a) Building Foundation   | b) Street Frontages  | c) Paved Areas  | d) Developed Lots  |
|------------------------------------|--|--|---|--|
| Types of Landscaping               | Climax trees and tall trees shall not be used to meet this requirement                         | Shrubs not allowed; A min. of 50% of points devoted to climax/tall trees and 30% to med. Trees | A min. of 30% of points devoted to climax/tall trees and 40% to shrubs    | All plant categories can be used to meet requirements            |
| Placement of Landscaping           | Located so that at maturity the plant's drip line is located within 10' of building foundation | Located within 10' of the public right-of-way  | Within paved area or within 10' of the paved area                         | Located away from areas that meet other landscaping requirements |
| Calculation of Landscaping Points  | Points per 100' of building foundation   | Points per 100 linear feet of street frontage  | Greater of: points per 20 parking stalls or 10,000 sq.ft. of parking area | Points per 1,000 sq. ft. of building footprint                   |
| Rural Holding (RH)                 | 20   | 20   | 40  | 10   |
| Single-family Residential-3 (SR-3) | 40   | 40   | 80  | 20   |

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|                                       | a) Building Foundation   | b) Street Frontages  | c) Paved Areas  | d) Developed Lots  |
|---------------------------------------|--|--|---|--|
| Types of Landscaping                  | Climax trees and tall trees shall not be used to meet this requirement                         | Shrubs not allowed; A min. of 50% of points devoted to climax/tall trees and 30% to med. Trees | A min. of 30% of points devoted to climax/tall trees and 40% to shrubs    | All plant categories can be used to meet requirements            |
| Placement of Landscaping              | Located so that at maturity the plant's drip line is located within 10' of building foundation | Located within 10' of the public right-of-way  | Within paved area or within 10' of the paved area                         | Located away from areas that meet other landscaping requirements |
| Calculation of Landscaping Points     | Points per 100' of building foundation   | Points per 100 linear feet of street frontage  | Greater of: points per 20 parking stalls or 10,000 sq.ft. of parking area | Points per 1,000 sq. ft. of building footprint                   |
| Single-family Residential-4 (SR-4)    | 40   | 40   | 80  | 20   |
| Single-family Residential-6 (SR-6)    | 40   | 40   | 80  | 20   |
| Two-family Residential-7 (TR-7)       | 45   | 45   | 90  | 20   |
| Multi-family Residential-8S (MR-8S)   | 50   | 50   | 100   | 20   |
| Multi-family Residential-8L (MR-8L)   | 50   | 50   | 100   | 20   |
| Mobile Home (MH)                      | 40   | 40   | 80  | 20   |
| Neighborhood Office (NO)              | 45   | 45   | 80  | 20   |
| Planned Office(PO)                    | 40   | 40   | 60  | 15   |
| Neighborhood Business (NB)            | 40   | 40   | 80  | 15   |
| Planned Business (PB)                 | 40   | 40   | 60  | 10   |
| General Business(GB)                  | 20   | 20   | 40  | 5  |
| Central Business (CB)                 | 0  | 0  | 20  | 0  |
| <del>Planned Mixed Use-1 (PM 1)</del> | <del>40</del>  | <del>20</del>  | <del>40</del>   | <del>5</del>   |
| <del>Planned Mixed Use-2 (PM 2)</del> | <del>0</del>   | <del>20</del>  | <del>40</del>   | <del>0</del>   |
| <del>Planned Mixed Use-4 (PM 4)</del> | <del>0</del>   | <del>0</del>   | <del>40</del>   | <del>0</del>   |
| <del>Corporate Center (CC)</del>      | <del>40</del>  | <del>40</del>  | <del>60</del>   | <del>10</del>  |
| <del>Technology Center (TC)</del>     | <del>40</del>  | <del>40</del>  | <del>60</del>   | <del>10</del>  |
| Planned Industrial (PI)               | 40   | 40   | 60  | 10   |
| General Industrial (GI)               | 20   | 20   | 40  | 5  |
| Heavy Industrial (HI)                 | 20   | 20   | 40  | 5  |
| Institutional (I)                     | 40   | 40   | 60  | 15   |

**Table 150.607(C)(2)A: Required Bufferyard Opacity Values**

| Adjacent Property's Zoning | RH | SR-3 | SR-4 | SR-6 | TR-7 | MR-8S | MR-8L | SNR | MH  | NO  | PO  | NB  | PB  | GB  | CB  | PM-1 | PM-2 | PM-4 | CC  | TC  | PI  | GI  | HI  | I   |
|----------------------------|----|------|------|------|------|-------|-------|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|-----|-----|-----|-----|-----|-----|
| RH                         | *  | *    | *    | *    | *    | *     | *     | *   | *   | *   | *   | *   | *   | *   | *   | *    | *    | *    | *   | *   | *   | *   | *   | *   |
| SR-3                       |    |      |      |      | 0.2  | 0.3   | 0.3   | 0.3 | 0.3 | 0.3 | 0.4 | 0.4 | 0.4 | 0.5 | 0.6 | 0.6  | 0.6  | 0.6  | 0.4 | 0.5 | 0.4 | 0.5 | 1   | 0.4 |
| SR-4                       |    |      |      |      | 0.2  | 0.3   | 0.3   | 0.3 | 0.3 | 0.3 | 0.4 | 0.4 | 0.4 | 0.5 | 0.6 | 0.6  | 0.6  | 0.6  | 0.4 | 0.5 | 0.4 | 0.5 | 1   | 0.4 |
| SR-6                       |    |      |      |      | 0.2  | 0.3   | 0.3   | 0.3 | 0.3 | 0.3 | 0.4 | 0.4 | 0.4 | 0.5 | 0.6 | 0.6  | 0.6  | 0.6  | 0.4 | 0.5 | 0.4 | 0.5 | 1   | 0.4 |
| TR-7                       |    |      |      |      |      | 0.2   | 0.2   | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.3 | 0.4 | 0.5 | 0.5  | 0.5  | 0.5  | 0.3 | 0.4 | 0.3 | 0.4 | 1   | 0.3 |
| MR-8S                      |    |      |      |      |      |       | 0.1   | 0.1 | 0.2 | 0.1 | 0.2 | 0.2 | 0.2 | 0.3 | 0.4 | 0.4  | 0.4  | 0.4  | 0.2 | 0.3 | 0.2 | 0.3 | 1   | 0.2 |
| MR-8L                      |    |      |      |      |      |       |       | 0.1 | 0.2 | 0.1 | 0.2 | 0.2 | 0.2 | 0.3 | 0.4 | 0.4  | 0.4  | 0.4  | 0.2 | 0.3 | 0.2 | 0.3 | 1   | 0.2 |
| SNR                        |    |      |      |      |      |       |       |     | 0.2 | 0.1 | 0.2 | 0.2 | 0.2 | 0.3 | 0.4 | 0.4  | 0.4  | 0.4  | 0.2 | 0.3 | 0.2 | 0.3 | 1   | 0.2 |
| MH                         |    |      |      |      |      |       |       |     |     | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.4 | 0.4  | 0.4  | 0.4  | 0.2 | 0.3 | 0.2 | 0.3 | 1   | 0.2 |
| NO                         |    |      |      |      |      |       |       |     |     |     | 0.1 | 0.2 | 0.2 | 0.3 | 0.4 | 0.4  | 0.4  | 0.4  | 0.2 | 0.3 | 0.2 | 0.3 | 0.6 | 0.1 |
| PO                         |    |      |      |      |      |       |       |     |     |     |     | 0.1 | 0.1 | 0.2 | 0.3 | 0.3  | 0.3  | 0.3  | 0.1 | 0.2 | 0.1 | 0.2 | 0.6 | 0.1 |
| NB                         |    |      |      |      |      |       |       |     |     |     |     |     | 0.1 | 0.1 | 0.2 | 0.2  | 0.2  | 0.2  | 0.1 | 0.2 | 0.1 | 0.1 | 0.6 | 0.1 |
| PB                         |    |      |      |      |      |       |       |     |     |     |     |     |     | 0.2 | 0.3 | 0.3  | 0.3  | 0.3  | 0.1 | 0.2 | 0.1 | 0.2 | 0.6 | 0.1 |
| GB                         |    |      |      |      |      |       |       |     |     |     |     |     |     |     | 0.1 | 0.1  | 0.1  | 0.1  | 0.1 | 0.2 | 0.2 | 0.1 | 0.6 | 0.2 |
| CB                         |    |      |      |      |      |       |       |     |     |     |     |     |     |     |     | 0.1  | 0.1  | 0.1  | 0.1 | 0.2 | 0.1 | 0.1 | 0.6 | 0.3 |
| PM-1                       | -  |      |      |      |      |       |       |     |     |     |     |     |     |     |     |      |      |      | 0.1 | 0.2 | 0.1 | 0.2 | 0.6 | 0.3 |
| PM-2                       | -  |      |      |      |      |       |       |     |     |     |     |     |     |     |     |      |      |      | 0.1 | 0.2 | 0.1 | 0.2 | 0.6 | 0.3 |
| PM-4                       | -  |      |      |      |      |       |       |     |     |     |     |     |     |     |     |      |      |      | 0.1 | 0.2 | 0.1 | 0.2 | 0.6 | 0.3 |
| CC                         | -  |      |      |      |      |       |       |     |     |     |     |     |     |     |     |      |      |      |     | 0.1 | 0.1 | 0.2 | 0.6 | 0.2 |
| TC                         | -  |      |      |      |      |       |       |     |     |     |     |     |     |     |     |      |      |      |     |     | 0.1 | 0.2 | 0.6 | 0.2 |
| PI                         |    |      |      |      |      |       |       |     |     |     |     |     |     |     |     |      |      |      |     |     |     | 0.2 | 0.6 | 0.1 |
| GI                         |    |      |      |      |      |       |       |     |     |     |     |     |     |     |     |      |      |      |     |     |     |     | 0.5 | 0.2 |
| HI                         |    |      |      |      |      |       |       |     |     |     |     |     |     |     |     |      |      |      |     |     |     |     |     | 0.6 |
| I                          |    |      |      |      |      |       |       |     |     |     |     |     |     |     |     |      |      |      |     |     |     |     |     |     |

\* For properties zoned in the Rural Holding District (RH), refer to the Comprehensive Plan's Planned Land Use Map to determine the proposed zoning district for said property. For example, if the Planned Land Use Map recommends that in the future a property currently zoned RH should develop as Planned Business, one would use the Planned Business Zoning District to determine the required bufferyard opacity value.

**§150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC)**

(D) Building Design and Construction Requirements: Planned Office and ~~(PO)~~ Commercial Districts (PB, GB, CB) and ~~Tollway Corridor Districts (PM 1, PM 2, PM 4, CC and TC)~~. All buildings hereinafter

constructed, expanded, remodeled or otherwise improved within these Districts shall be designed in such a manner so that it provides a basic harmony with and does not detract from the overall attractiveness of surrounding development and shall be constructed of the following materials:

- (1) Brick.
- (2) Concrete masonry. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick type units with marble aggregate or split face or broke off concrete block. There shall be no exposed concrete block on the exterior of any building. Any concrete masonry units that have a gray cement color shall be coated.
- (3) Concrete may be poured-in-place, tilt-up, or precast. Poured-in-place and tilt-up walls shall have a finish of stone, a texture or a coating. Textured finish, except in special cases, shall be coated. Precast units which are not uniform in color shall be coated. Coating shall be an approved cementitious or epoxy type with a ten (10) year minimum life expectancy.
- (4) Natural stone.
- (5) Any other material approved by City Staff
- (6) Metal panels may be used only to accentuate or as a finish material within these districts. Any metal panel proposed for use within these districts as a finish material or to accentuate building shall be entirely coated with a colorfast, abrasion, and corrosion resistant, long life (minimum of 20 years) finish that is resistant to chemicals, withstands temperature extremes, and has a low permeability. Any material utilized to attach the metal panels to the building shall be concealed or the utilization of shadow panels or semi-concealed fastener panels with fasteners painted to match the panels shall be required.

**§150.904(J) Termination of an Approved Special Use**

- (J) **Termination of an Approved Special Use.** The Applicant must demonstrate that the proposed special use meets all general and specific special use requirements in the site plan required for initiation of development activity on the subject property. Once a special use is granted, no Erosion Control Permit, Site Plan approval, Occupancy Permit, or Building Permit shall be issued for any development which does not comply with all requirements of this Chapter. Any special use found not to be in compliance with the terms of this Chapter and any "conditions of approval" identified in the ordinance approving the special use shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A special use may be revoked for such a violation by majority vote of the City Council.

TABLE 150.1007(A)1

Table 150.1007 (A)1 Freestanding Signs

| Design Dimensions                              | Zoning Districts   |                         |                           |                           |           |     |     |               |  |                               |               |
|--|--|-------------------------|---------------------------|---------------------------|-----------|-----|-----|---------------|--|-------------------------------|---------------|
|  | RH   | SR-3,<br>SR-4<br>& SR-6 | TR-7,<br>MR-8S &<br>MR-8L | NO,<br>PO,<br>NB &<br>*NC | PB<br>&GB | CB  | PI  | GI<br>&<br>HI | I  | PM<br>1,<br>PM-2<br>& PM<br>4 | CC<br>&<br>TC |
| Area per foot of street frontage (square feet) | NA   | NA                      | NA                        | ½                         | ½         | ½   | ½   | ½             | NA   | ½                             | ½             |
| Maximum area (square feet)                     | 32*<br>(lots under 1 acre)<br><br>48*<br>(lots 1 to 4 acres)<br><br>60*<br>(lots over 4 acres) | 6                       | 16                        | 60                        | 150       | 150 | 150 | 150           | 32*<br>(lots under 1 acre)<br><br>48*<br>(lots 1 to 4 acres)<br><br>60*<br>(lots over 4 acres) | 150                           | 150           |
| Height (feet)                                  | 15   | 5                       | 5                         | 15*                       | 40        | 10  | 40  | 40            | 12   | 15                            | 40            |
| Setback (feet)***                              | 10   | 2                       | 2                         | 10*                       | 10        | 10  | 10  | 10            | 5  | 5                             | 10            |
| Number per street frontage****                 | 1  | **                      | 1                         | 1                         | 1         | 1   | 1   | 1             | 1  | 4                             | 4             |

**TABLE 150.1007(B)1**

**Table 150.1007 (B)1 Building Signs**

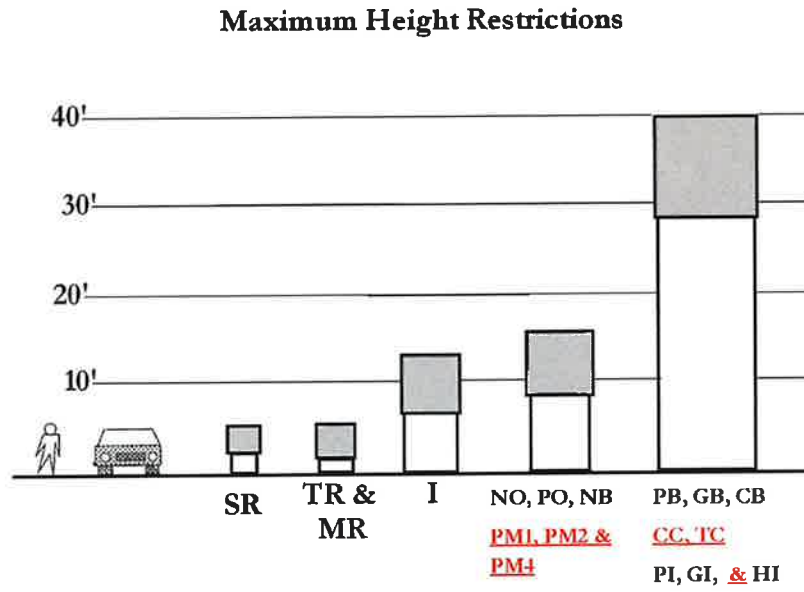
| Design Dimensions  | Zoning Districts |                   |                     |                  |         |     |     |         |    |                   |         |
|--|------------------|-------------------|---------------------|------------------|---------|-----|-----|---------|----|-------------------|---------|
|  | RH               | SR-3, SR-4 & SR-6 | TR-7, MR-8S & MR-8L | NO, PO, NB & *NC | PB & GB | CB  | PI  | GI & HI | I  | PM-1, PM-2 & PM-4 | CC & TC |
| Sign area per linear foot of wall on which sign is (square feet)                                 | 2                | NA                | NA                  | 2                | 2       | 2   | 2   | 2       | NA | 2                 | 2       |
| Max total area per wall (square feet)  | 24               | 6                 | 16                  | 200              | 300     | 300 | 300 | 2,000   | 24 | 300               | 300     |
| Number per establishment for each side of principal building not abutting a residential district | 1                | NA                | 1                   | 1                | 2       | 2   | 2   | 2       | 2  | 2                 | 2       |



**TABLE 150.1007(C)1**

| <b>Table 150.1007 (C)1 Permitted Building and Freestanding Sign By Type and Zoning District</b> |                        |                                      |  |   |                       |           |           |                        |          |                                      |                        |
|---|------------------------|--------------------------------------|--|---|-----------------------|-----------|-----------|------------------------|----------|--------------------------------------|------------------------|
| <b>Sign Type</b>  | <b>Zoning District</b> |                                      |  |   |                       |           |           |                        |          |                                      |                        |
|   | <b>RH</b>              | <b>SR-3,<br/>SR-4<br/>&amp; SR-6</b> | <b>TR-7,<br/>MR-8S &amp;<br/>MR-8L</b> | <b>NO,<br/>PO,<br/>NB &amp;<br/>*NC</b> | <b>PB<br/>&amp;GB</b> | <b>CB</b> | <b>PI</b> | <b>GI &amp;<br/>HI</b> | <b>I</b> | <b>PM-1,<br/>PM-2<br/>&amp; PM-4</b> | <b>CC-&amp;<br/>TC</b> |
| <b>Animated</b>   | P                      | N                                    | N                                      | SU                                      | P                     | P         | P         | P                      | P        | P                                    | P                      |
| <b>Banner</b>   | P                      | N                                    | P                                      | P                                       | P                     | P         | P         | P                      | P        | P                                    | P                      |
| <b>Canopy</b>   | P                      | N                                    | P                                      | P                                       | P                     | P         | P         | P                      | P        | P                                    | P                      |
| <b>Marquee</b>  | N                      | N                                    | N                                      | N                                       | P                     | P         | N         | N                      | N        | P                                    | N                      |
| <b>Projecting</b>   | P                      | N                                    | N                                      | P                                       | P                     | P         | P         | P                      | P        | P                                    | P                      |
| <b>Residential</b>  | N                      | P                                    | N                                      | N                                       | N                     | N         | N         | N                      | N        | N                                    | N                      |
| <b>Roof, below peak</b>   | N                      | N                                    | N                                      | P                                       | P                     | P         | P         | P                      | N        | P                                    | P                      |
| <b>Roof, above peak</b>   | N                      | N                                    | N                                      | N                                       | SU                    | N         | SU        | SU                     | N        | N                                    | N                      |
| <b>Suspended</b>  | P                      | N                                    | N                                      | P                                       | P                     | P         | N         | N                      | N        | P                                    | P                      |
| <b>Wall</b>   | P                      | P                                    | P                                      | P                                       | P                     | P         | P         | P                      | P        | P                                    | P                      |

Figure 150.1007(C)(1)a



## APPENDIX A: CITY OF BELVIDERE DENSITY AND INTENSITY STANDARDS

City of Belvidere Nonresidential Intensity Standards

| Zoning District                | Max Number of Floors (F)          | Min Number of Floors (MF) | Min Landscape Surface Ratio | Max Floor Area Ratio (FAR) | Min Lot Area (MLA)   | Max BLDG Size (MBS) |
|--------------------------------|-----------------------------------|---------------------------|-----------------------------|----------------------------|----------------------|---------------------|
| Rural Holding**                | 2                                 | na                        | 90%                         | 0.100                      | 40,000 sf            | na                  |
| Single-family Res-3            | 2                                 | na                        | 60%                         | 0.100                      | 15,000 sf            | na                  |
| Single-family Res-4            | 2                                 | na                        | 50%                         | 0.200                      | 10,000 sf            | na                  |
| Single-family Res-6            | 2                                 | na                        | 50%                         | 0.250                      | 7,000 sf             | na                  |
| Two-family Res-7               | 2                                 | na                        | 50%                         | 0.250                      | 8,500 sf             | na                  |
| Multi-family Res-8S            | 2                                 | na                        | 25%                         | 0.275                      | 10,000 sf            | na                  |
| Multi-family Res-8L            | 2                                 | na                        | 25%                         | 0.275                      | 10,000 sf            | na                  |
| Institutional                  | 2 or more with special use permit | na                        | 50%                         | 0.20                       | 10,000 sf            | na                  |
| Neighborhood Office            | 2                                 | na                        | 40%                         | 0.250                      | 10,000 sf            | 5,000 sf            |
| Planned Office                 | 4                                 | na                        | 25%                         | 0.300                      | 20,000 sf            | na                  |
| Neighborhood Business          | 2                                 | na                        | 40%                         | 0.275                      | 10,000 sf            | 5,000 sf            |
| Planned Business               | 4                                 | na                        | 25%                         | 0.300                      | 20,000 sf            | na                  |
| General Business               | 4                                 | na                        | 15%                         | 0.400                      | 20,000 sf            | na                  |
| Central Business               | 4                                 | na                        | 0%                          | 3.000                      | 2,000 sf             | na                  |
| <del>Planned Mixed Use 1</del> | <del>3</del>                      | <del>na</del>             | <del>15%</del>              | <del>1.0</del>             | <del>40,000 sf</del> | <del>na</del>       |
| <del>Planned Mixed Use 2</del> | <del>6</del>                      | <del>2</del>              | <del>12.5%</del>            | <del>2.0</del>             | <del>20,000 sf</del> | <del>na</del>       |
| <del>Planned Mixed Use 4</del> | <del>10</del>                     | <del>4</del>              | <del>10%</del>              | <del>3.0</del>             | <del>20,000 sf</del> | <del>na</del>       |
| <del>Corporate Center</del>    | <del>6</del>                      | <del>2</del>              | <del>20%</del>              | <del>3.0</del>             | <del>20,000 sf</del> | <del>na</del>       |
| <del>Technology Center</del>   | <del>6</del>                      | <del>2</del>              | <del>20%</del>              | <del>3.0</del>             | <del>20,000 sf</del> | <del>na</del>       |
| Planned Industrial             | 5                                 | na                        | 25%                         | 0.600                      | 20,000 sf            | na                  |
| General Industrial             | 4                                 | na                        | 15%                         | 1.000                      | 20,000 sf            | na                  |
| Heavy Industrial               | 2 or more with special use permit | na                        | 15%                         | 1.000                      | 20,000 sf            | na                  |

APPENDIX B: CITY OF BELVIDERE BULK REGULATIONS

City of Belvidere Nonresidential Bulk Standards

| Zoning District<br>↓             | Min Lot Area (sq ft) | Min Lot Width (ft) | Minimum Setbacks   |           |                   |           |                                      |  | Minimum Building Separation                       | Minimum Building Height | Maximum Building Height          |
|----------------------------------|----------------------|--------------------|--------------------|-----------|-------------------|-----------|--------------------------------------|--|---|-------------------------|----------------------------------|
|                                  |                      |                    | Front/Street (ft)  | Side From |                   | Rear (ft) | Rear/Side to Accessory building (ft) | Pavement from rear or side/street (ft) |   |                         |                                  |
|                                  |                      |                    |                    | Res (ft)  | Non-Res (ft)      |           |                                      |  |   |                         |                                  |
| Rural Holding <sup>1</sup>       | 40,000 <sup>2</sup>  | 100                | 35                 | 40        | 40                | 40        | 5/10                                 | 5/5 <sup>3</sup>                       | 80  | na                      | 50                               |
| Single-family Res-3              | 15,000               | 100                | 35                 | 15        | 15                | 35        | 3/5 <sup>3</sup>                     | 5/5 <sup>3</sup>                       | 30  | na                      | 35                               |
| Single Family Res-4 <sup>1</sup> | 10,000               | 80                 | 30                 | 10        | 10                | 25        | 3/5 <sup>3</sup>                     | 5/5 <sup>3</sup>                       | 20  | na                      | 35                               |
| Single Family Res-6 <sup>1</sup> | 7,000                | 100                | 20                 | 6         | 6                 | 20        | 3/5 <sup>3</sup>                     | 5/5 <sup>3</sup>                       | 12  | na                      | 35                               |
| Two-Family Res-7 <sup>1</sup>    | 8,500                | 100                | 20                 | 6         | 6                 | 20        | 3/5 <sup>3</sup>                     | 5/5 <sup>3</sup>                       | 12  | na                      | 35                               |
| Multi-Family Res-8S <sup>1</sup> | 10,000               | 75                 | 30                 | 10        | 10                | 25        | 3/5 <sup>3</sup>                     | 5/5 <sup>3</sup>                       | 20  | na                      | 35                               |
| Multi-Family Res-8L <sup>1</sup> | 10,000               | 75                 | 30                 | 10        | 10                | 25        | 3/5 <sup>3</sup>                     | 3/5 <sup>3</sup>                       | 20  | na                      | 35                               |
| Institutional <sup>1</sup>       | 10,000               | 80                 | 30                 | 10        | 10                | 25        | 3/5 <sup>3</sup>                     | 5/5 <sup>3</sup>                       | 20  | na                      | 35                               |
| Neighborhood Office              | 10,000               | 60                 | 25                 | 15        | 15                | 25        | 3/5 <sup>3</sup>                     | 5/5 <sup>3</sup>                       | 30  | na                      | 35                               |
| Planned Office                   | 20,000               | 130                | 30                 | 20        | 10                | 20        | 3/5 <sup>3</sup>                     | 5                                      | 20  | na                      | 45 <sup>8</sup>                  |
| Neighborhood Business            | 10,000               | 60                 | 25/40 <sup>7</sup> | 15        | 15                | 25        | 3/5 <sup>3</sup>                     | 5/5 <sup>3</sup>                       | 30  | na                      | 35                               |
| Planned Business                 | 20,000               | 100                | 30                 | 20        | 0/20 <sup>4</sup> | 0/20      | 3/5 <sup>3</sup>                     | 5/10 <sup>3</sup>                      | 0/40 <sup>4</sup>                                 | na                      | 35 <sup>6</sup>                  |
| General Business                 | 20,000               | 100                | 20                 | 20        | 0                 | 0/20      | 3/5 <sup>3</sup>                     | 5/5 <sup>3</sup>                       | 0/40 <sup>4</sup>                                 | na                      | 35 <sup>6</sup>                  |
| Central Business                 | 2,000                | 10                 | 0                  | 0         | 0                 | 0/10      | 3/5 <sup>3</sup>                     | 0                                      | Minimum is 0. Maximum is 5 feet from right-of-way | na                      | 50 <sup>8</sup> ; minimum is 20. |
| Planned Mixed Use-1              | <del>40,000</del>    | <del>100</del>     | 15                 | -         | 10                | 20        | 3/5                                  | 5                                      | 0   | 1                       | 4 <sup>6</sup>                   |
| Planned Mixed Use-2              | <del>20,000</del>    | 75                 | 10                 | -         | 5                 | 15        | 3/5                                  | 0                                      | 0   | 2                       | 6-stories <sup>6</sup>           |
| Planned Mixed Use-4              | <del>20,000</del>    | 75                 | 0                  | -         | 0                 | 0         | 0/5                                  | 0                                      | 0   | 4                       | 10-stories <sup>6</sup>          |
| Corporate Center                 | <del>20,000</del>    | <del>100</del>     | 20                 | -         | 20                | 30        | 3/5                                  | 5                                      | 0   | 2                       | 6-stories <sup>6</sup>           |
| Technology Center                | <del>20,000</del>    | <del>100</del>     | 20                 | -         | 20                | 30        | 3/5                                  | 5                                      | 0   | 1                       | 6-stories <sup>6</sup>           |
| Planned Industrial               | 20,000               | 90                 | 30                 | 20        | 15                | 20        | N/A                                  | 5/5 <sup>3</sup>                       | 40  | na                      | 45 <sup>6</sup>                  |
| General Industrial               | 20,000               | 90                 | 45                 | 50        | 20                | 30/20     | N/A                                  | 5/5 <sup>3</sup>                       | 40  | na                      | 45 <sup>6</sup>                  |
| Heavy Industrial                 | 20,000               | 90                 | 45                 | 50        | 20                | 40/20     | N/A                                  | 5/5 <sup>3</sup>                       | 40  | na                      | 45 <sup>6</sup>                  |

<sup>1</sup> Bulk requirements for institutional uses, such as churches and schools, in agricultural and residential districts.  
<sup>2</sup> May be reduced to 20,000 square feet with a special use permit.  
<sup>3</sup> 5 feet from side and rear lot lines, except where modified along district boundary by required bufferyard; see Section 150.607. 5 feet from front or street line.  
<sup>4</sup> Zero feet where property line divides attached buildings.  
<sup>5</sup> Accessory buildings shall be 3 feet from the property line; 5 feet from an alley.  
<sup>6</sup> Greater with special use permit.  
<sup>7</sup> 25 feet, 40 feet for a lot adjacent to a street with a right-of-way equal to or exceeding 100 feet.  
<sup>8</sup> Greater with special use permit.

## APPENDIX C: LAND USE SUMMARY CHART

### Tables of Land Uses (Residential)

|   | Rural Holding (RH) | Single-Family Residential (SR-3) | Single-Family Residential (SR-4) | Single-Family Residential (SR-6) | Two-Family Residential (TR-7) | Multi-Family (MR-8S) | Multi-Family (MR-8L) | Neighborhood Office (NO) | Planned Office (PO) | Neighborhood Business (NB) | Planned Business (PB) | General Business (GB) | Central Business (CB) | Planned Mixed-Use 1 (PM-1) | Planned Mixed-Use 2 (PM-2) | Planned Mixed-Use 4 (PM-4) | Corporate Center (CC) | Technology Center (TC) | Planned Industrial (PI) | General Industrial (GI) | Heavy Industrial (HI) | Institutional (I) | Type of Land Use  |
|---|--------------------|----------------------------------|----------------------------------|----------------------------------|-------------------------------|----------------------|----------------------|--------------------------|---------------------|----------------------------|-----------------------|-----------------------|-----------------------|----------------------------|----------------------------|----------------------------|-----------------------|------------------------|-------------------------|-------------------------|-----------------------|-------------------|---|
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | <b>Conventional Dwelling Unit Types (150.204(A)(1))</b>   |
| P | P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        |                     | P                          |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (A) Single-Family Detached<br><i>40 acre lot</i>  |
|   |                    | P                                | P                                | P                                | P                             | P                    | P                    | P                        |                     | P                          |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (A) Single-Family Detached<br><i>15,000 sf lot</i>  |
|   |                    |                                  | P                                | P                                | P                             | P                    | P                    | P                        |                     | P                          |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (A) Single-Family Detached<br><i>10,000 sf lot</i>  |
|   |                    |                                  |                                  | P                                | P                             | P                    | P                    | P                        |                     | P                          |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (A) Single-Family Detached<br><i>7,000 sf lot</i>   |
|   |                    |                                  |                                  | S                                | P                             | P                    | P                    | S                        |                     | S                          |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (B/C) Duplex/Twin House   |
|   |                    |                                  |                                  | S                                | S                             | S                    | S                    | S                        |                     | S                          |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (D) Two-Flat  |
|   |                    |                                  |                                  |                                  |                               | P                    | P                    | S                        |                     | S                          |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (E) Townhouse   |
|   |                    |                                  |                                  |                                  |                               | P                    | P                    | S                        |                     | S                          |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (F) Multiplex   |
|   |                    |                                  |                                  |                                  |                               | S                    | P                    | S                        |                     | S                          |                       |                       | S                     |                            |                            |                            |                       |                        |                         |                         |                       |                   | (G) Apartment 3-4   |
|   |                    |                                  |                                  |                                  |                               |                      | S                    |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (G) Apartment 5-8   |
|   |                    |                                  |                                  |                                  | S                             |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (H) Mobile Home   |
|   | P                  | P                                | P                                | P                                | P                             | P                    |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (I) Modular Dwelling  |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       | P                     | P                          | P                          | P                          |                       |                        |                         |                         |                       |                   | (J) Residential Units Above<br>1 <sup>st</sup> Floor (or greater<br>depending on district<br>regulations) |
|   |                    |                                  |                                  |                                  |                               | S                    |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | <b>Mobile Home Subdivision<br/>or Park (150.204(A)(4) and<br/>(5))</b>                                    |

Tables of Land Uses (Agricultural and Institutional)

| Rural Holding (RH) | Single-Family Residential (SR-3) | Single-Family Residential (SR-4) | Single-Family Residential (SR-6) | Two-Family Residential (TR-7) | Multi-Family (MR-8S) | Multi-Family (MR-8L) | Neighborhood Office (NO) | Planned Office (PO) | Neighborhood Business (NB) | Planned Business (PB) | General Business (GB) | Central Business (CB) | Planned Mixed-Use 1 (PM-1) | Planned Mixed-Use 2 (PM-2) | Planned Mixed-Use 4 (PM-4) | Corporate Center (CC) | Technology Center (TC) | Planned Industrial (PI) | General Industrial (GI) | Heavy Industrial (HI) | Institutional (I) | Type of Land Use                        |
|--------------------|----------------------------------|----------------------------------|----------------------------------|-------------------------------|----------------------|----------------------|--------------------------|---------------------|----------------------------|-----------------------|-----------------------|-----------------------|----------------------------|----------------------------|----------------------------|-----------------------|------------------------|-------------------------|-------------------------|-----------------------|-------------------|---|
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | NON-RESIDENTIAL LAND USES               |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | <b>Agricultural Uses (150.204(B))</b>   |
| P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | (1) Cultivation                         |
| S                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (2) Husbandry                           |
| S                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (3) Intensive Agriculture               |
| S                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (4) Agricultural Services               |
| P                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (5) On-Site Agricultural Retail         |
| P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | (6) Selective Cutting                   |
| S                  | S                                | S                                | S                                | S                             | S                    | S                    | S                        | S                   | S                          | S                     | S                     | S                     | S                          | S                          | S                          | S                     | S                      | S                       | S                       | S                     | S                 | (7) Clear Cutting                       |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | <b>Institutional Uses (150.204(C))</b>  |
| P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | (1) Passive Outdoor Public Recreational |
| P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | (2) Active Outdoor Public Recreational  |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (3) Indoor Institutional (minor)        |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (4) Indoor Institutional (major)        |
| P                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (5) Outdoor Institutional               |
| P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | (6) Public Services and Utilities       |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (7) Institutional Residential           |

Tables of Land Uses (Commercial)

| Rural Holding (RH) | Single-Family Residential (SR-3) | Single-Family Residential (SR-4) | Single-Family Residential (SR-6) | Two-Family Residential (TR-7) | Multi-Family (MR-8S) | Multi-Family (MR-8L) | Neighborhood Office (NO) | Planned Office (PO) | Neighborhood Business (NB) | Planned Business (PB) | General Business (GB) | Central Business (CB) | Planned Mixed-Use 1 (PM-1) | Planned Mixed-Use 2 (PM-2) | Planned Mixed-Use 4 (PM-4) | Corporate Center (CC) | Technology Center (TC) | Planned Industrial (PI) | General Industrial (GI) | Heavy Industrial (HI) | Institutional (I) | Type of Land Use                      |
|--------------------|----------------------------------|----------------------------------|----------------------------------|-------------------------------|----------------------|----------------------|--------------------------|---------------------|----------------------------|-----------------------|-----------------------|-----------------------|----------------------------|----------------------------|----------------------------|-----------------------|------------------------|-------------------------|-------------------------|-----------------------|-------------------|---------------------------------------|
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | <b>Commercial Uses (150.204(D))</b>   |
|                    |                                  |                                  |                                  |                               |                      |                      | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | (1) Office                            |
|                    |                                  |                                  |                                  |                               |                      |                      | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | (2) Personal or Professional Service  |
|                    |                                  |                                  |                                  |                               |                      |                      | S                        | S                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | S                       | S                       | S                     | S                 | (3) Indoor Sales or Service           |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | S                     | S                     |                       | S                          | S                          | S                          | S                     | S                      |                         |                         |                       |                   | (4) Large-Scale Development           |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | S                     | S                     |                       | S                          | S                          | S                          | S                     | S                      |                         |                         |                       |                   | (5) Outdoor Display                   |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | (6) Indoor Maintenance Service        |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       | P                          | P                          | P                          | P                     | P                      |                         |                         |                       | S                 | (7) Outdoor Maintenance Service       |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     | S                          | S                     | S                     | S                     | S                          | S                          | S                          | S                     | S                      | S                       | S                       | S                     | S                 | (8) In-Vehicle Sales or Service       |
|                    |                                  |                                  |                                  |                               |                      |                      | S                        | S                   | S                          | S                     | S                     | S                     | S                          | S                          | S                          | S                     | S                      | S                       | S                       | S                     | S                 | (9) Indoor Commercial Entertainment   |
| S                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | S                     | S                     | S                     | S                          | S                          | S                          | S                     | S                      |                         |                         |                       |                   | (10) Outdoor Commercial Entertainment |
| S                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | S                     | S                     |                       | S                          | S                          | S                          | S                     |                        |                         |                         |                       |                   | (11) Commercial Animal Boarding       |
|                    |                                  |                                  |                                  |                               |                      |                      |                          | S                   |                            | S                     | S                     | S                     | P                          | P                          | S                          | P                     | P                      |                         |                         |                       |                   | (12) Commercial Indoor Lodging        |
| S                  | S                                | S                                | S                                | S                             | S                    | S                    | S                        | S                   | S                          | S                     | S                     | S                     |                            |                            |                            |                       |                        |                         |                         |                       |                   | (13) Bed and Breakfast Establishments |
|                    |                                  |                                  |                                  | S                             | S                    | S                    | S                        | S                   | S                          | S                     | S                     | S                     | P                          | P                          | P                          | P                     | P                      | S                       | S                       |                       | S                 | (14) Day Care Center (3+ children)    |
| S                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        | S                       | S                       |                       |                   | (15) Campground                       |
|                    |                                  |                                  |                                  |                               | S                    | S                    | S                        |                     | S                          |                       | S                     | S                     |                            |                            |                            |                       |                        |                         |                         |                       |                   | (16) Boarding House                   |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         | S                     |                   | (17) Sexually-Oriented Land           |

| Rural Holding (RH) | Single-Family Residential (SR-3) | Single-Family Residential (SR-4) | Single-Family Residential (SR-6) | Two-Family Residential (TR-7) | Multi-Family (MR-8S) | Multi-Family (MR-8L) | Neighborhood Office (NO) | Planned Office (PO) | Neighborhood Business (NB) | Planned Business (PB) | General Business (GB) | Central Business (CB) | Planned Mixed Use 1 (PM-1) | Planned Mixed Use 2 (PM-2) | Planned Mixed Use 4 (PM-4) | Corporate Center (CC) | Technology Center (TC) | Planned Industrial (PI) | General Industrial (GI) | Heavy Industrial (HI) | Institutional (I) | Type of Land Use  |
|--------------------|----------------------------------|----------------------------------|----------------------------------|-------------------------------|----------------------|----------------------|--------------------------|---------------------|----------------------------|-----------------------|-----------------------|-----------------------|----------------------------|----------------------------|----------------------------|-----------------------|------------------------|-------------------------|-------------------------|-----------------------|-------------------|---|
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | Use   |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | S                     | S                     |                       | S                          |                            |                            |                       |                        | S                       | P                       | P                     |                   | (18) Vehicle Repair and Maintenance                         |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | P                     | P                     |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (19) Car Detailing Shop                                     |
|                    |                                  |                                  |                                  |                               |                      |                      | S                        | S                   | S                          | S                     | S                     | P                     | S                          | S                          | S                          | A                     | S                      |                         | S                       | S                     |                   | (20) Artisan Studio   |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | S                     | S                     |                       |                            |                            |                            |                       |                        | S                       | S                       | S                     |                   | (21) Shooting Range   |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | S                     | S                     | S                     |                            |                            |                            |                       |                        | S                       |                         |                       |                   | (22) Adult-use Cannabis Dispensing Organization             |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        | S                       | S                       | S                     |                   | Adult-use Cannabis Craft Grower                             |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        | S                       | S                       | S                     |                   | Adult-use Cannabis Cultivation Center                       |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | S                     | S                     | S                     |                            |                            |                            |                       |                        | S                       | S                       | S                     |                   | Adult-use Cannabis Infuser Organization or Infuser          |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        | S                       | S                       | S                     |                   | Adult-use Cannabis Processing Organization or Processor     |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     | S                          | S                     |                       |                       |                            |                            |                            |                       |                        | S                       | S                       | S                     |                   | Adult-use Cannabis Transporting Organization or Transporter |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       | S                     |                       | P                          | P                          | P                          | A                     | P                      | S                       | S                       | S                     |                   | (23) On-site Parking Garage (above & below ground)          |



Tables of Land Uses (Storage/Disposal, Transportation, and Industrial)

|   | Rural Holding (RH) | Single-Family Residential (SR-3) | Single-Family Residential (SR-4) | Single-Family Residential (SR-6) | Two-Family Residential (TR-7) | Multi-Family (MR-8S) | Multi-Family (MR-8L) | Neighborhood Office (NO) | Planned Office (PO) | Neighborhood Business (NB) | Planned Business (PB) | General Business (GB) | Central Business (CB) | Planned-Mixed Use 1 (PM-1) | Planned-Mixed Use 2 (PM-2) | Planned-Mixed Use 4 (PM-4) | Corporates-Center (CC) | Technology-Center (TC) | Planned Industrial (PI) | General Industrial (GI) | Heavy Industrial (HI) | Institutional (I) | Type of Land Use  |
|---|--------------------|----------------------------------|----------------------------------|----------------------------------|-------------------------------|----------------------|----------------------|--------------------------|---------------------|----------------------------|-----------------------|-----------------------|-----------------------|----------------------------|----------------------------|----------------------------|------------------------|------------------------|-------------------------|-------------------------|-----------------------|-------------------|---|
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        |                         |                         |                       |                   | <b>Storage/Disposal (150.204(E))</b>  |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        | P                       | P                       | P                     |                   | (1) Indoor Storage or Wholesaling   |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        | S                       | S                       | P                     |                   | (2) Outdoor Storage or Wholesaling  |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | S                     |                       |                       |                            |                            |                            |                        |                        | S                       | P                       |                       |                   | (3) Personal Storage Facility   |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        |                         |                         |                       | S                 | (4) Junkyard or Salvage Yard  |
| S |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        |                         |                         |                       | S                 | (5) Waste Disposal Facility   |
| S |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        |                         |                         |                       | S                 | (6) Composting Operation  |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        |                         |                         |                       |                   | <b>Transportation Uses (150.204(F))</b>   |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | P                     | P                     |                       |                            |                            |                            |                        |                        | S                       | P                       | P                     |                   | (1) Off-Site Parking Lot  |
| S |                    |                                  |                                  |                                  |                               |                      |                      |                          | S                   |                            |                       |                       |                       |                            |                            |                            |                        |                        | S                       | S                       | S                     |                   | (2) Airport/Heliport  |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        |                         | S                       | S                     |                   | (3) Freight Terminal  |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        | S                       | S                       | P                     |                   | (4) Distribution Center   |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        |                         |                         |                       |                   | <b>Industrial Uses (150.204(G))</b>   |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        |                         | P                       | P                     | P                 | (1) Light Industrial  |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        |                         |                         | S                     | P                 | (2) Heavy Industrial  |
|   |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        |                         | S                       | S                     | S                 | (3) Communication Tower   |
| S |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        |                         |                         |                       | S                 | (4) Extraction Use  |
| S |                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                        |                        | S                       | S                       | S                     |                   | (5) Non-building mounted solar installations for export of energy for use by a Public Utility |
|   |                    |                                  |                                  |                                  |                               |                      |                      | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                      | P                      | P                       | P                       | P                     | P                 | (6) Small Wireless Facility   |

Tables of Land Uses (Accessory)

| Rural Holding (RH) | Single-Family Residential (SR-3) | Single-Family Residential (SR-4) | Single-Family Residential (SR-6) | Two-Family Residential (TR-7) | Multi-Family (MR-8S) | Multi-Family (MR-8L) | Neighborhood Office (NO) | Planned Office (PO) | Neighborhood Business (NB) | Planned Business (PB) | General Business (GB) | Central Business (CB) | Planned Mixed Use 1 (PM-1) | Planned Mixed Use 2 (PM-2) | Planned Mixed Use 4 (PM-4) | Corporate Center (CC) | Technology Center (TC) | Planned Industrial (PI) | General Industrial (GI) | Heavy Industrial (HI) | Institutional (I) | Type of Land Use                   |   |
|--------------------|----------------------------------|----------------------------------|----------------------------------|-------------------------------|----------------------|----------------------|--------------------------|---------------------|----------------------------|-----------------------|-----------------------|-----------------------|----------------------------|----------------------------|----------------------------|-----------------------|------------------------|-------------------------|-------------------------|-----------------------|-------------------|------------------------------------|---|
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | <b>Accessory Uses (150.204(H))</b> |   |
|                    |                                  |                                  |                                  |                               |                      |                      | S                        |                     | S                          | S                     | S                     | P                     | P                          | P                          | P                          |                       |                        |                         |                         |                       |                   |                                    | (1) Commercial Apartment                                  |
| P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        |                     | P                          |                       |                       | P                     | P                          | P                          | P                          |                       |                        |                         |                         |                       |                   |                                    | (2) Private Residential Garage <sup>2</sup> , and/or Shed |
|                    |                                  |                                  |                                  |                               |                      |                      | P                        | P                   |                            | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | P                                  | (3) Company Cafeteria                                     |
|                    |                                  |                                  |                                  |                               |                      |                      | P                        | P                   |                            |                       | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | P                                  | (4) Company-Provided On-Site Recreation                   |
| S                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | S                     | P                     | P                     | P                          | P                          | P                          | P                     |                        |                         |                         |                       |                   |                                    | (5) Outdoor Display<br>Incidental                         |
|                    |                                  |                                  |                                  |                               |                      |                      |                          | S                   | S                          | S                     | P                     | S                     | S                          | S                          | S                          | S                     | S                      | S                       |                         |                       |                   |                                    | (6) In-Vehicle Sales and Service                          |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       | S                          | S                          | S                          | S                     | S                      | P                       | P                       | P                     |                   |                                    | (7) Indoor Sales Incident to Light Ind. Use               |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     | S                          | S                     | S                     | S                     |                            |                            |                            |                       |                        |                         |                         |                       |                   |                                    | (8) Light Ind. Incident to Indoor Sales                   |
| P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        |                     | P                          |                       |                       | P                     | P                          | P                          | P                          |                       |                        |                         |                         |                       |                   | P                                  | (9) Home Occupation                                       |
| S                  | S                                | S                                | S                                | S                             | S                    | S                    |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   |                                    | (10) In-Family Suite                                      |
| P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   |                                    | (11) Day Care Home (3-12 children)                        |
| P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   |                                    | (12) Day Care Group Home (3-16 children)                  |
| S                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       | S                 |                                    | (13) Migrant Labor Camp                                   |
| P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | P                                  | (14) On-Site Parking Lot                                  |
| P                  | P                                | P                                | P                                | P                             | P                    | P                    | P                        | S                   | P                          |                       |                       | P                     | P                          | P                          | P                          |                       |                        |                         |                         |                       |                   |                                    | (15) Private Residential Recreational Facility            |
| P                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   |                                    | (16) Private Residential Kennel                           |
| P                  |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   |                                    | (17) Private Residential                                  |

| Rural Holding (RH)               |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            | Type of Land Use           |                       |                        |                         |                         |                       |                   |   |                                     |  |  |  |  |  |
|----------------------------------|----------------------------------|----------------------------------|-------------------------------|----------------------|----------------------|--------------------------|---------------------|----------------------------|-----------------------|-----------------------|-----------------------|----------------------------|----------------------------|----------------------------|-----------------------|------------------------|-------------------------|-------------------------|-----------------------|-------------------|---|-------------------------------------|--|--|--|--|--|
| Single-Family Residential (SR-3) | Single-Family Residential (SR-4) | Single-Family Residential (SR-6) | Two-Family Residential (TR-7) | Multi-Family (MR-8S) | Multi-Family (MR-8L) | Neighborhood Office (NO) | Planned Office (PO) | Neighborhood Business (NB) | Planned Business (PB) | General Business (GB) | Central Business (CB) | Planned Mixed Use 1 (PM-1) | Planned Mixed Use 2 (PM-2) | Planned Mixed Use 4 (PM-4) | Corporate Center (CC) | Technology Center (TC) | Planned Industrial (PI) | General Industrial (GI) | Heavy Industrial (HI) | Institutional (I) |   |                                     |  |  |  |  |  |
| P                                | P                                | P                                | P                             | P                    | P                    | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | P | Stable                              |  |  |  |  |  |
| P                                | P                                | P                                | P                             | P                    | P                    | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | P | (18) Drainage Structure             |  |  |  |  |  |
| P                                | P                                | P                                | P                             | P                    | P                    | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | P | (19) Filling                        |  |  |  |  |  |
| P                                | P                                | P                                | P                             | P                    | P                    | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | P | (20) Lawn Care                      |  |  |  |  |  |
| P                                | P                                | P                                | P                             | P                    | P                    | P                        | P                   | P                          | P                     | P                     | P                     | P                          | P                          | P                          | P                     | P                      | P                       | P                       | P                     | P                 | P | (21) Exterior Communication Devices |  |  |  |  |  |
|                                  | S                                |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   |   | (22) Caretaker's Residence          |  |  |  |  |  |
| S                                | S                                | S                                | S                             | S                    | S                    | S                        | S                   | S                          | S                     | S                     | S                     |                            |                            |                            |                       |                        | S                       | S                       | S                     | S                 | S | (23) Wind Energy System             |  |  |  |  |  |
|                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       | S                          | S                          | S                          |                       |                        | S                       |                         |                       |                   |   | (24) Outdoor Storage                |  |  |  |  |  |
| S                                |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   |   | (25) Batch Plant                    |  |  |  |  |  |
|                                  |                                  |                                  |                               |                      |                      | S                        | S                   | S                          |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   |   | (26) Animated Sign                  |  |  |  |  |  |
|                                  |                                  |                                  |                               |                      |                      |                          |                     |                            | S                     | S                     |                       |                            |                            |                            |                       |                        | S                       | S                       | S                     |                   |   | (27) Roof, above peak Sign          |  |  |  |  |  |

<sup>2</sup> Total Attached or detached garage over 900 sf requires a Special Use permit.

Tables of Land Uses (Temporary)

| Rural Holding (RH) | Single-Family Residential (SR-3) | Single-Family Residential (SR-4) | Single-Family Residential (SR-6) | Two-Family Residential (TR-7) | Multi-Family (MR-8S) | Multi-Family (MR-8L) | Neighborhood Office (NO) | Planned Office (PO) | Neighborhood Business (NB) | Planned Business (PB) | General Business (GB) | Central Business (CB) | Planned Mixed Use 1 (PM-1) | Planned Mixed use 2 (PM-2) | Planned Mixed Use 4 (PM-4) | Corporate Center (CC) | Technology Center (TC) | Planned Industrial (PI) | General Industrial (GI) | Heavy Industrial (HI) | Institutional (I) | Type of Land Use                           |
|--------------------|----------------------------------|----------------------------------|----------------------------------|-------------------------------|----------------------|----------------------|--------------------------|---------------------|----------------------------|-----------------------|-----------------------|-----------------------|----------------------------|----------------------------|----------------------------|-----------------------|------------------------|-------------------------|-------------------------|-----------------------|-------------------|--|
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | Temporary Uses (150.204(I))                |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     | T                          | T                     | T                     | T                     | F                          | T                          | F                          | F                     | F                      |                         |                         |                       |                   | (1) General Temporary Outdoor Sales        |
| T                  |                                  |                                  |                                  |                               |                      |                      | T                        | T                   | T                          | T                     | T                     | T                     |                            |                            |                            |                       |                        | T                       | T                       | T                     | T                 | (2) Outdoor Assembly                       |
| T                  | T                                | T                                | T                                | T                             | T                    | T                    | T                        | T                   | T                          | T                     | T                     | T                     | F                          | F                          | F                          | F                     | F                      | T                       | T                       | T                     | T                 | (3) Contractor's Project Office            |
| T                  | T                                | T                                | T                                | T                             | T                    | T                    | T                        | T                   | T                          | T                     | T                     | T                     | F                          | F                          | F                          | F                     | F                      | T                       | T                       | T                     | T                 | (4) Contractor's On-Site Equipment Storage |
| T                  |                                  |                                  |                                  |                               |                      |                      | T                        | T                   | T                          | T                     | T                     | T                     | F                          | F                          | F                          | F                     | F                      | T                       | T                       | T                     | T                 | (5) Re-locatable Building                  |
| T                  | T                                | T                                | T                                | T                             | T                    | T                    | T                        | T                   | T                          | T                     | T                     | T                     | F                          | F                          | F                          | F                     | F                      | T                       | T                       | T                     | T                 | (6) On-Site Real Estate Sales Office       |
| T                  |                                  |                                  |                                  |                               |                      |                      |                          |                     | T                          | T                     | T                     | T                     | F                          | F                          | F                          |                       |                        | T                       | T                       |                       |                   | (7) Outdoor Sales of Farm Products         |
| T                  | T                                | T                                | T                                | T                             | T                    | T                    | T                        |                     | T                          |                       |                       |                       |                            |                            |                            |                       |                        |                         |                         |                       |                   | (8) Garage Sales                           |
| T                  | T                                | T                                | T                                | T                             | T                    | T                    | T                        | T                   | T                          | T                     | T                     | T                     | F                          | F                          | F                          | F                     | F                      | T                       | T                       | T                     | T                 | (9) Construction Dumpsters                 |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     |                            |                       |                       | T                     |                            |                            |                            |                       |                        |                         |                         |                       |                   | (10) Outdoor Food Stands                   |
|                    |                                  |                                  |                                  |                               |                      |                      |                          |                     | T                          | T                     | T                     | F                     | F                          | F                          |                            |                       |                        | T                       |                         |                       |                   | (11) Outdoor Seating and Services          |

SUBDIVISION CODE Sec. 151.62. - Maintenance of improvements.

~~An applicant for~~ The Subdivider or Owner of land being subdivided improvements shall be required to maintain all public improvements on the individual subdivided lots until acceptance of the public improvements by the City Council local government.

**BACKGROUND AND SUMMARY OF FINDINGS:**

The proposed text amendments are in regards to 11 different topics. The first being annexations. Section 150.101 defines “pre-annexed” properties and their default zoning of Rural Holding District, the same as annexed properties. The new language also states that annexed and “pre-annexed” properties are subjected to all City codes, ordinances, resolutions and policies. The language codifies what has been common practice for annexed and “pre-annexed” properties.

When the City of Belvidere adopted the new Comprehensive Plan in March of 2024, the Flora Neighborhood Plan was removed. The Flora Neighborhood Plan called for transit orientated development near the Irene Road interchange as well as a corporate center, technology center, senior neighborhood and an ag-tech village. Previously, in order to prepare for potential development within the Flora Neighborhood, the Zoning Ordinance was amended to include the Tollway Corridor Districts which includes Planned Mixed Use-1, Planned Mixed Use- 2, Planned Mixed Use-4, Corporate Center and Technology Center. Now that the Comprehensive Plan shows the area being a mix of commercial and industrial, such zoning districts are no longer needed. If a development should occur that is in-line with the Tollway Corridor Districts, it can be developed by a special use for a planned development. Section 150.105(E) defined the five zoning districts and Sections 150.102: Standard Zoning Districts and Standard Zoning District Categories, Table 150.604: Landscaping Requirements for Regular Development, Table 150.607(C)(2)A: Required Bufferyard Opacity Values, 150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB) and Tollway Corridor Districts (PM1, PM2, PM4, CC and TC), Table 150.1007(A)1, Table 150.1007(B)1, Table 150.1007(C)1, Figure 150.1007(C)(1)a, Appendix A: City of Belvidere Density and Intensity Standards, Appendix B: City of Belvidere Bulk Regulations and Appendix C: Land Use Summary Chart included cross references to the five districts.

The zoning ordinance references garages in multiple ways and has created confusion for residents and staff. Language within the individual zoning districts (Sections 150.105(A)(1) Rural Holding (RH) District, 150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District, and 150.105(B)(4) Two-family Residential-7 (TR-7) District) state that garages cannot exceed 10% of the total lot size and Section 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed states that garages cannot exceed 30% coverage of the rear yard. Also, according to the individual zoning districts, total lot development cannot exceed 50%. Staff believes that not only will the zoning ordinance be more user friendly, but maximum building size will be easier to determine if the garages continued to comply with the 50% lot coverage maximum and not also have to comply with the 10% lot size and 30% rear yard coverage. The code also states in the individual zoning districts that garages over 900 square feet require a special use but it does not clarify if that is a single garage or the combined total of garage space. Staff is proposing to clarify that the 900 square feet limit is in regards to the combined total of detached and attached garage space. Staff is also proposing that Section 150.104(H)(2) be amended to clarify that one detached and one attached garage is permitted per lot subject to meeting total lot coverage requirements.

Small wireless facilities are addressed in Section 150.204(G)(5) of the Zoning Ordinance and Section 98, Article 9 of the Belvidere Municipal Code. As the Federal Communications Commission updates their regulations, the Illinois Municipal League creates model codes for municipalities in order to incorporate the updates. The recent changes allow for variances to be requested to accommodate smaller setbacks and to increase the allowable height of a tower

from 45 feet to 50 feet. A separate ordinance will be presented to the City Council for additional amendments needing to be made to Section 98, Article 9 of the Belvidere Municipal Code.

Private residential recreational facilities include swing sets, playhouses, tennis courts, pools, etc. Language within the individual zoning districts (150.105(A)(1) Rural Holding (RH) District, 150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District, 150.105(B)(4) Two-family Residential-7 (TR-7) District, 150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District and 150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District) do not reference the size of private residential recreational facilities but does limit the size of accessory structures, which private residential recreational facilities fall under. Currently accessory structures are limited to 120 square feet, most likely due to not needing a building permit for a structure of that size or smaller. However, enclosed pools, athletic courts, etc. can be larger than 120 square feet. Planning staff is proposing to limit the size of private residential recreational facilities to 900 square feet unless a special use is granted. This will allow for enclosed pools and athletic courts to be constructed and a possibility for those properties large enough to allow a structure over 900 square feet while still adhering to the 50% lot coverage. Due to increasing the allowable size of the facilities, language was added clarifying that the use can not be open to the public or used for commercial purposes (150.204(H)(15) Private Residential Recreational Facility).

As previously stated, accessory structures have been limited to 120 square feet in size, most likely due to the building permit requirement associated with the 120 square-foot size. While it is common to buy the pre-fab sheds that meet the 120 square-foot size requirement in order to avoid needing architectural drawings and a permit, some uses require a larger footprint and some lots are large enough to accommodate the increased footprints while still maintaining 50% lot coverage. In order to allow accessory structures to be proportional to the lot size they are located on, staff is recommending to remove the 120 square-foot limit from the individual zoning districts (150.105(B)(1) Single-Family Residential-3 (SR-3) District, 150.105(B)(2) Single-Family Residential-4 (SR-4) District, 150.105(B)(3) Single-Family Residential-6 (SR-6) District and 150.105(B)(4) Two-family Residential-7 (TR-7) District) and let the lot coverage requirement dictate the allowable size.

Although parking garages are not prohibited, they are not listed as a permitted or special use either. Staff recommends allowing them as a special use within the downtown area and in the industrial districts (150.105(C)(6) Central Business (CB) District, 150.105(C)(7) Planned Industrial (PI) District, 150.105(C)(8) General Industrial (GI) District, 150.105(C)(9) Heavy Industrial (HI) District and Appendix C: Land Use Summary Chart). This will allow for a parking garage downtown if there is ever a need and for a potential large employer or transportation center to construct one in the industrial areas.

In 2016, the City of Belvidere approved a text amendment to allow shooting ranges in the general industrial and heavy industrial districts by special use. In 2017, a business owner petitioned for a text amendment to expand on the previous text amendment regarding shooting ranges and allow them as a special use in the planned business and general business districts. Between the two text amendments, the planned industrial district which allows for a mix of commercial and industrial uses was inadvertently left out. Planning staff recommends allowing shooting ranges as a special use in the Planned Industrial District (150.105(C)(7) Planned Industrial (PI) District and Appendix C: Land Use Summary Chart).

Special uses are approved by ordinance which oftentimes have conditions of approval within them. Section 150.904(J) Termination of an Approved Special Use of the Belvidere Zoning Ordinances states that special uses can be terminated if they do not comply with the requirements of the Zoning Ordinance. However, there are no references to the additional conditions of approval that may be placed upon the special use by ordinance. The proposed languages clarifies that the special use must comply with not only the Zoning Ordinance but any additional conditions of approval or it can be terminated.

Staff is recommending one amendment to the Belvidere Subdivision Ordinance. Within Section 151.62 Maintenance of Improvements of the Belvidere Subdivision Ordinance, it states that an applicant is responsible for all improvements on subdivided lots until accepted by local government. Staff recommends amending the language to clarify that the maintenance of the improvements falls not only onto the subdivider (often times the applicant) but the owner of the property as well. The improvements shall be the public improvements on all lots, not just recently subdivided lots and must be approved by the City Council not another form of local government. This clarification addresses those single lots that are often remnant pieces from past subdivisions or those lots that were never officially subdivided but still buildable.

Based upon this information, planning staff recommends approval of case **2024-16**.

**Submitted by:**

  
Gina DelRose,  
Community Development Planner

CITY OF BELVIDERE

*Community Development*



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 \* PH (815)547-7177 FAX (815)547-0789

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September 24, 2024

**ADVISORY REPORT**

**CASE NO:** 2024-17

**APPLICANT:** By Liquors, 1253 Logan Avenue

**REQUEST AND LOCATION:**

The applicant, Yash Musabji, 1455 Kennedy Drive, Belvidere, IL 61008 on behalf of the property owner, David Black, 2662 McFarland Road, Rockford, IL 61107 is requesting a special use to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1253 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre. The property is developed with a 6,500 square-foot building and parking area. PIN: 05-36-230-012.

**EXISTING LAND USE:**

**Subject property:** Liquor on Logan and ORS Physical Therapy

**Adjacent property:**

**North:** Prospect Hills Office Center

**South:** Residential

**West:** Multi-tenant Commercial Building

**East:** BP Gas Station and Sipes Auto

**CURRENT ZONING:**

**Subject property:** GB, General Business District

**Adjacent property:**

**North, East and West:** GB, General Business District

**South:** SR-6, Single-family Residential-6 District

**COMPREHENSIVE PLAN:**

**Subject property:** Commercial

**Adjacent property:**

**North, East and West:** Commercial

**South:** Low Density Residential

**BACKGROUND:**

The property is Lot 3 of Concordia Heights Subdivision which was platted in 1956. The current 6,500 square-foot building was constructed in the 2000s. The property meets the minimum lot size and width requirements of the General Business District. However, it appears that the



established pavement setbacks and lot coverage exceed what is permitted and were most likely established prior to the adoption of the current zoning ordinance.

The Belvidere Zoning Ordinance requires one parking space per 300 square feet of office and retail space. The approximately 6,500 square-foot building requires 22 parking spaces. The property has 20 striped parking spaces plus a large garage. The addition of indoor commercial entertainment may increase the required parking based on occupancy levels and/or available seating. If it is determined that additional parking spaces are required they can be installed west of the garage. In order to keep the indoor commercial entertainment land use separate from the retail land use, a barrier with a closeable door will need to be constructed.

The Zoning Ordinance was updated in 2006 requiring a special use for Indoor Commercial Entertainment. Bars and taverns that were in existence prior to that date have been considered “grandfathered” for the bar use. In 2013, Illinois State Law allowed municipalities to determine that video gaming would be permitted within their jurisdiction. The State limits the number of machines to six per establishment and every establishment must have a liquor license that allows for the pouring of alcohol (except for those that qualify as a truck stop). In 2013, Belvidere voted to allow video gaming and in 2023, the City Council voted to increase the limit the number of gaming establishments to from 40 to 50. The applicant is aware that granting the special use does not guarantee them a license.

**TREND OF DEVELOPMENT:**

Logan Avenue is a mix of residential, commercial and governmental land uses. The City recently reconstructed Logan Avenue which increased the functionality of the sidewalks. This will hopefully encourage more traffic, both vehicle and pedestrian to patronize the businesses located along Logan Avenue.

**FINDINGS OF FACT:**

Per Section 150.904 (G) of the City of Belvidere Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

- A. **Findings: The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The three properties immediately to the east have all received special uses to allow for indoor commercial entertainment, the most recent one being granted March 4, 2024. Two of the special uses are operational and contain bars with video gaming and one is still under construction. The operational ones are part of the bowling alley and a bar that occupies its own tenant space in a multi-tenant building. The one under construction will be in a multi-use building but not within its own tenant space.

The applicant is requesting that a bar with gaming area be allowed within a retail liquor store. There is adequate parking onsite to accommodate the mix of retail sales, indoor commercial entertainment and the adjacent tenant space. Conditions of approval to properly separate the indoor commercial entertainment area from the retail portion of the store will be placed on the special use request.

By granting the special use for indoor commercial entertainment, more intense land uses could occupy the property without proper conditions of approval regarding land use

separation. With proper conditions of approval in addition to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

- B. Findings: The proposed special use, both its general use independent of its location and in its specific location, will be in harmony with the purposes, goals, objectives, policies, and standards of the City of Belvidere Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to Notice of Public Hearing by the City.**

The subject property is designated as “Commercial” by the City of Belvidere Comprehensive Plan, adopted May 7, 2024. Commercial land uses include service businesses, restaurants, entertainment, office buildings, healthcare facilities, and other similar uses. Smaller scale commercial uses provide the community with a variety of everyday goods and services at convenient locations, typically along the City’s major roads such as Logan Avenue and State Street. Currently, larger-format commercial land uses are located along major roadways such as US Route 20.

Commercial areas should follow appropriate scales and intensities dependent on adjacent parcels and surrounding community character. Commercial uses will continue to be present along major roadways and the Downtown providing a range of services and needs for consumers.

- C. Findings: The special use will not in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to Notice of Public Hearing by the City or governmental agency having jurisdiction to guide development.**

The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage and increased vehicle traffic. There are numerous special uses for indoor commercial entertainment approved throughout Belvidere, eight being within 1,000 feet of the property.

Logan Avenue can accommodate an increase in traffic and the property has adequate onsite parking. The special use is not anticipated to negatively impact the accessibility of nearby properties.

- D. Findings: The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property, and maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.**

The planning staff is not aware of any business that chose not to locate or expand due to video gaming. The property is adjacent to a variety of businesses and limited mixed residential. The special use conditions limit the amount of space the special use can

occupy, therefore, planning staff does not anticipate that this special use will deter redevelopment of nearby properties.

- E. **Findings: The proposed special use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvement facilities, utilities or services provided by public agencies servicing the subject property.**

The subject property is already developed with a two-unit commercial building that is served with municipal utilities.

- F. **Findings: The potential public benefits of the proposed special use outweigh any and all potential adverse impacts of the proposed special use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.**

With the proper conditions of approval, there do not appear to be any public benefits or adverse impacts related to the special use request. Although there are residences nearby, two adjacent properties already contain a bar with video gaming and a third is preparing to open; it is not a unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

**SUMMARY OF FINDINGS:**

The three properties immediately to the east have all received special uses to allow for indoor commercial entertainment, the most recent one being granted March 4, 2024. Two of the special uses are operational and contain bars with video gaming and one is still under construction. The operational ones are part of the bowling alley and a bar that occupies its own tenant space in a multi-tenant building. The one under construction will be in a multi-use building but not within its own tenant space.

The applicant is requesting that a bar with gaming area be allowed within a retail liquor store. There is adequate parking onsite to accommodate the mix of retail sales, indoor commercial entertainment and the adjacent tenant space. Conditions of approval to properly separate the indoor commercial entertainment area from the retail portion of the store will be placed on the special use request.

By granting the special use for indoor commercial entertainment, more intense land uses could occupy the property without proper conditions of approval regarding land use separation. With proper conditions of approval in addition to the size and location of the special use, staff does not anticipate a danger to the public health or general welfare.

Logan Avenue can accommodate an increase in traffic and the property has adequate onsite parking. The special use is not anticipated to negatively impact the accessibility of nearby properties. The indoor commercial entertainment land use will not be noticeable from the outside except for potential signage and increased vehicle traffic. There are numerous special uses for indoor commercial entertainment approved throughout Belvidere, eight being within 1,000 feet of the property.

With the proper conditions of approval, there do not appear to be any public benefits or adverse impacts related to the special use request. Although there are residences nearby, two adjacent properties already contain a bar with video gaming and a third is preparing to open; it is not a

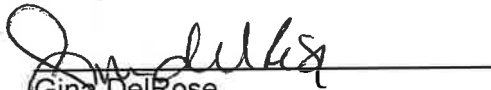
unique business. Staff is not aware, however, of any negative impacts the other bars and video gaming have created.

**RECOMMENDATION:**

The planning staff recommends the **approval** of case number **2024-17** for a special use at 1253 Logan Avenue subject to the following conditions:

1. Open alcohol is prohibited outside the premises unless otherwise permitted.
2. Indoor commercial entertainment land uses are only permitted in the tenant space commonly known as 1253 Logan Avenue.
3. Indoor commercial entertainment land uses are only permitted within the area designated "gaming area" and "bar" on the site plan.
4. The video gaming and bar area must be enclosed and only accessible through a designated entrance.
5. If it is determined that additional parking spaces are required due to the occupancy level/available seating in the indoor commercial entertainment area, they shall be located west of the garage.
6. Compliance with all other applicable codes and ordinances including but not limited to the Boone County Health Department, the Belvidere Building Department (including plumbing) and the Belvidere Fire Department.

**Submitted by:**

  
Gina DelRose  
Community Development Planner

**Review and Recommendation by the Planning and Zoning Commission.** The Planning and Zoning Commission shall review the application, adopt findings of fact, and make a recommendation to the City Council.

**Review and Action by the City Council.** The City Council shall consider the Planning and Zoning Commission's recommendation regarding the proposed special use. The City Council may approve or deny the special use as originally proposed, may approve the proposed special use with modifications or may remand the matter back to the Planning and Zoning Commission for further discussion or hearing. The City Council's approval of the requested special use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed special use.

**ATTACHMENTS**

1. Location Map by Planning Staff.
2. Aerial Photo with by Planning Staff.
3. Narrative submitted by Applicant
4. Site plans submitted by Applicant.
5. Letter submitted by the Boone County Soil and Water Conservation District, Heather VanTilburg, September 9, 2024.
6. Letter submitted by the Boone County Health Department, Alisen O'Hearn, September 17, 2024.



2024-17 SU  
PIN: 05-36-230-012  
1253 Logan Avenue



1 inch = 4/4 feet



LOGAN AVE

BELVIDERE RD

LOGAN AVE

BELVIDERE RD

2024-17 SU  
PIN: 05-36-230-012  
1253 Logan Avenue



1 inch = 63 feet

## **Statement of Request for Special Use Permit – Liquor on Logan Video Gaming Section**

We, at Liquor on Logan, are submitting this request for a special use permit to establish a dedicated video gaming area within our bar. This request is not a recent addition to our plans but has been part of the original blueprint since the conception of our establishment. Our aim has always been to offer a well-rounded, engaging experience to our patrons, and incorporating video gaming into our venue has been a key component of this vision from the start.

The decision to integrate a video gaming section is driven by multiple factors. First and foremost, it aligns with our original vision for the space. Additionally, there is a growing demand from our patrons who frequently express interest in video gaming as an added feature to their experience at Liquor on Logan. As we continue to evolve into a community hub, offering a video gaming area would complement our current offerings and further solidify our role in providing diverse entertainment options for our guests.

Liquor on Logan has quickly become a neighborhood fixture, hosting a variety of events that cater to our community. From being a local hangout for watching sports games to organizing community events, small celebrations, and even food truck gatherings, we have embraced our role as a community-centric venue. The addition of video gaming will enhance our ability to serve our patrons, offering them an additional form of entertainment in a comfortable, welcoming setting.

What sets Liquor on Logan apart from other establishments is that we have dedicated a significant portion of our venue specifically to this gaming area, comprising nearly a third of our space. This deliberate allocation underscores that the gaming section is not an afterthought but a well-planned and essential part of our business model. Unlike other businesses where video gaming may feel like an add-on, granting us this permit means that the space will be used exactly as intended from day one. We will attract actual, dedicated patrons who visit our establishment specifically to play slots and enjoy watching sports like football. This is not a stretch or an afterthought for us; it's a core part of our vision.

In addition to our own patrons, many customers from Slick Nickles, the bar next door, have expressed interest in having another location to play slots, believing it will increase their odds and luck. As a result, a significant number of Slick Nickles' patrons are also our patrons. When considering the potential impact on nearby businesses, we believe that adding this gaming section will not harm surrounding commerce but instead enhance it, drawing in a wider crowd and boosting overall business in the area.

We also want to highlight that Liquor on Logan provides ample parking for patrons, with about 20 parking spots available at any given time. These spots include parking in both the front and back of the establishment. Detailed parking arrangements can be found in the attached blueprints.



Furthermore, this gaming area will play a crucial role in our revenue model, contributing to roughly one-third of our income stream. Its success is vital to maintaining the financial health of our business and ensuring that we can continue to offer a space where the community can come together. We propose that the hours of operation for the gaming area would be from 9:00 AM to 2:00 AM, seven days a week, providing patrons ample opportunity to enjoy both gaming and our other services. It's also important to note that many other nearby establishments close at 10:00 PM, and we believe there are plenty of patrons who would like the opportunity to continue gaming late into the night at Liquor on Logan.

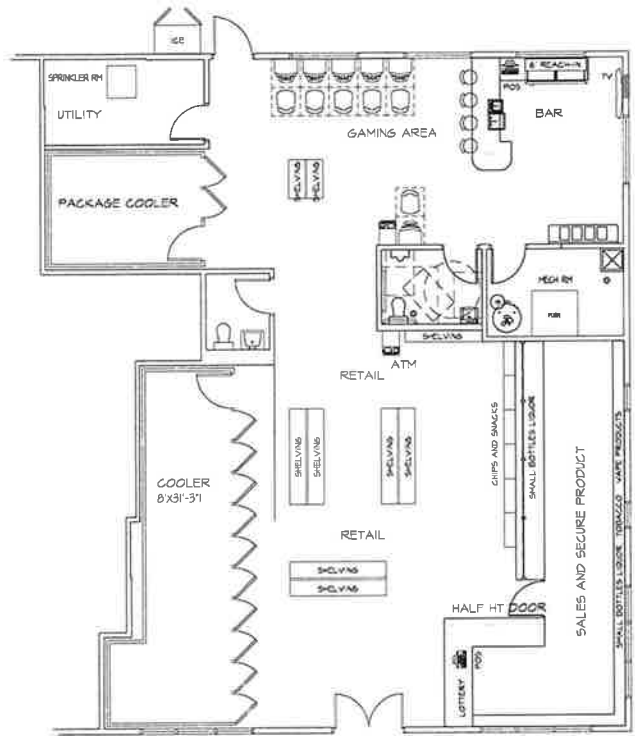
**\*\*Legal Description of the Property:\*\***

36-44-3 LOT 3 CONCORDIA HGTS SUB PT OF NE 1/4 SEC 36 TWP 44 R 3  
1255 LOGAN AVE (E Space - Belvidere Rehab & Sports Medicine) &  
1253 LOGAN AVE (W Space - Liquor On Logan)

In conclusion, we believe that the video gaming section will serve as a valuable addition to our establishment and will greatly benefit the local community by providing a well-designed, dedicated space for gaming entertainment. We respectfully ask for your consideration in approving this special use permit, allowing us to further contribute to the vibrancy and appeal of our community.

Thank you for your time and consideration.

Sincerely,  
Yash Musabji  
Liquor on Logan



**1** PROPOSED PLAN  
SCALE 1/8" = 1'-0"



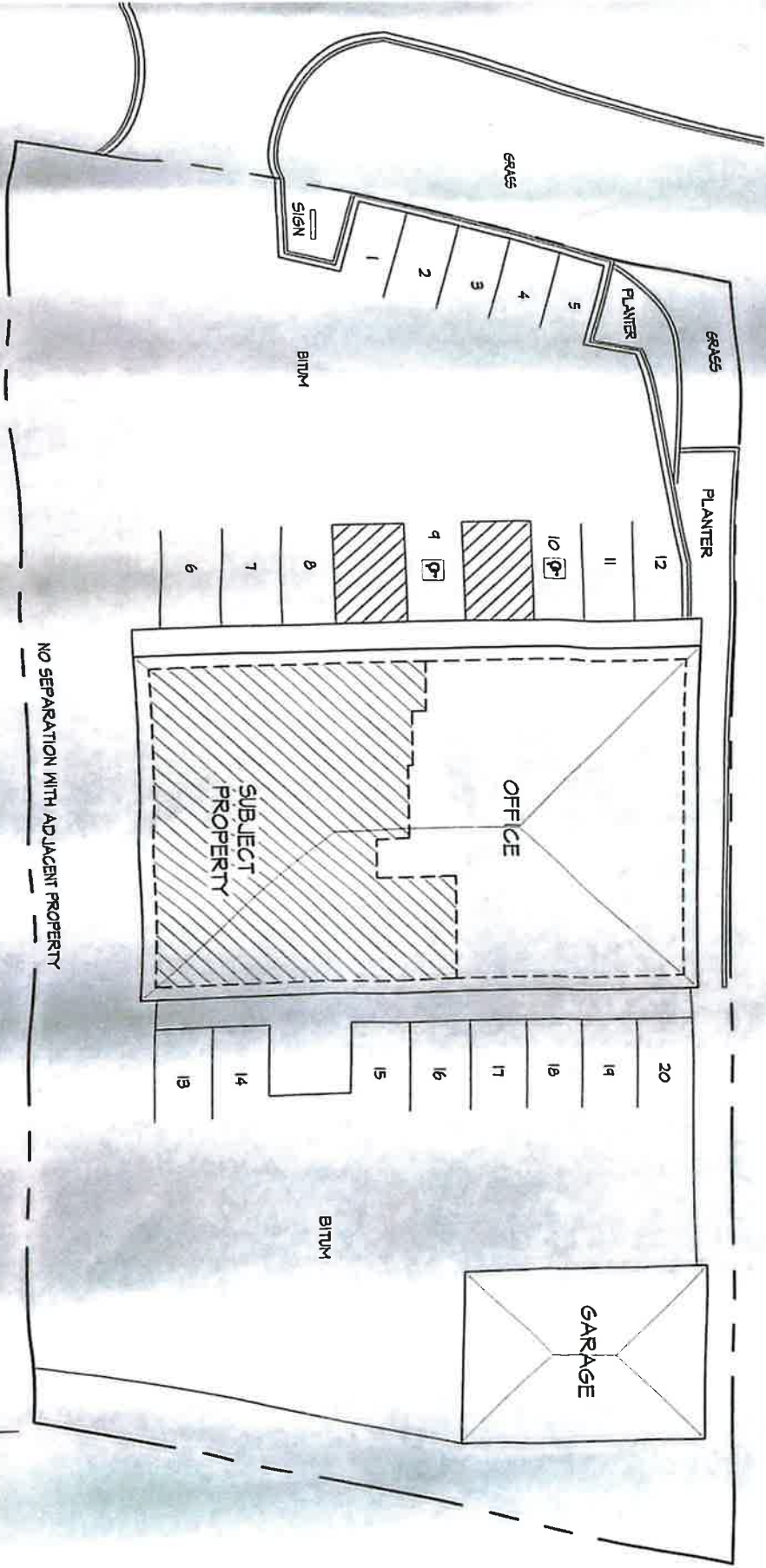
**BELES FIRM, LP**  
ARCHITECTS  
2000 W. 10th Street, Suite 100  
Omaha, NE 68131-9414  
Tel: 402.491.1000  
Fax: 402.491.1001  
www.belesfirm.com

LIQUOR AND GAMING PERMIT DIVISION FOR  
**BY LIQUORS, LLC**  
DESIGNER: LKAB

DATE: 04-15-2024

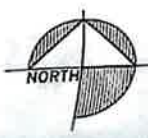
PROJECT NO: 1224

DATE: Z2  
DWG FILE: Z2



NO SEPARATION WITH ADJACENT PROPERTY

1 PROPOSED SITE  
SCALE: 1/20



| USE   | REQUIREMENT      | QUANTITY | REQUIRED PARKING  |
|---|------------------|----------|-------------------|
| ENTERTAINMENT                                     | 1:3 PATRON SEATS | 10 SEATS | 4 SPACES REQUIRED |
| RETAIL  | 1:300 GROSS      | 1450 SF  | 7 SPACES REQUIRED |
| OFFICE  | 1:300 GROSS      | 2273 SF  | 8 SPACES REQUIRED |
| BUILDING TOTAL 6,000SF                            |                  |          |                   |
| GAMING, BAR, AND RETAIL SALES 2,121 SQUARE FEET   |                  |          |                   |
| OFFICE (CURRENTLY EMPTY) 2,121 SQUARE FEET        |                  |          |                   |
| 20 TOTAL SPACES AVAILABLE, INCLUDING 2 ACCESSIBLE |                  |          |                   |

|                    |                   |               |                   |                    |                   |               |                    |
|--------------------|-------------------|---------------|-------------------|--------------------|-------------------|---------------|--------------------|
| DATE<br>01-26-2024 | PROJECT #<br>1224 | SHEET #<br>Z1 | PROJECT #<br>1224 | DATE<br>01-26-2024 | PROJECT #<br>1224 | SHEET #<br>Z1 | DATE<br>01-26-2024 |
|--------------------|-------------------|---------------|-------------------|--------------------|-------------------|---------------|--------------------|

LIQUOR AND GAMING PERMIT DRAWINGS FOR  
**BY LIQUORS, llc**

125 LOGAN      BELVIDERE, ILLINOIS

**BELLES FIRM OF**  
architecture

2905 Creekside Court, Suite 'B', Rockford, IL 61114  
(815)-961-0504    BellesFirm@yahoo.com  
License No. 184-001868



**Boone County**  
**Soil & Water**  
 Conservation District

211. N. Appleton Road  
 Belvidere, IL 61008  
 815-544-3465 x3

09 September 2024

**SWCD NRI #: 1775**

Belvidere Planning Department  
 401 Whitney Blvd., Suite 300  
 Belvidere, IL 61008

Dear Sir/Madam,

A request for a Natural Resource Information Report was submitted. We will supply a written reply to your office as indicated below:

Our review does not apply in this instance.  
 Other (see attached)

**Location of Site:** 1253 Logan Ave Belvidere, IL 61008

**PIN(S):** 05-36-230-012

| Contact                                   | Petitioner      | Owner                                     |
|---|-----------------|---|
| Yash Musabji<br>1455 Kennedy Dr Belvidere | Same as Contact | Denise Black                              |
| (815)231-6832<br>yashmusabji13@gmail.com  |                 | 1255 Logan Ave Belvidere<br>(815)222-6757 |

**Request:** Special Use Variance

**Notes, if any:** By considering the current zoning, current land use, Geographical Information Systems maps, and requested variance, the Boone County Soil and Water Conservation District has determined that the proposed use will have no significant impact on the natural resources on the property or surrounding area.

Sincerely,

Heather VanTilburg, Resource Conservationist  
 Boone County Soil & Water Conservation District



**Public Health**  
Prevent. Promote. Protect.

# Boone County Health Department

1204 Logan Avenue, Belvidere, Illinois 61008  
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050  
[www.boonehealth.org](http://www.boonehealth.org)

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*The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting equitable wellness & protecting the public's health.*

September 17, 2024

City of Belvidere

Email: [GDelRose@BelvidereIL.gov](mailto:GDelRose@BelvidereIL.gov)

Community Development  
Gina DelRose  
401 Whitney Blvd Suite 300  
Belvidere, IL 61008

**Re:** Case: 2024-17; By Liquors, 1253 Logan Avenue

Dear City of Belvidere,

We are in receipt of a Special Use request to permit indoor commercial entertainment. The special use includes a bar and video gaming at 1253 Logan Avenue, Belvidere, IL 61008 (Belvidere Zoning Ordinance Sections 150.105(C)(5)(B)(2) Indoor Commercial Entertainment and 150.904 Special Use Review and Approval Procedures) in the GB, General Business District on less than 1 acre. PIN: 05-36-230-012

Appropriate food permit issued on June, 27, 2024.  
At this time, the Boone County Health Department has no further comments.

If you have any questions or concerns, please contact us at (815) 544-2951 ext. 2 or at [info@boonehealth.org](mailto:info@boonehealth.org).

Sincerely,

Alisen O'Hearn, LEHP, REHS/RS  
Environmental Center Supervisor  
Boone County Health Department

# BELVIDERE

## Community Development Department Planning Department

401 Whitney Boulevard, Suite 300, Belvidere, Illinois, 61008 (815) 547-7177 FAX (815) 547-0789

### August 2024 Monthly Report

| Number | Project   | Description  | Processed              |
|--------|---|--|------------------------|
| 0      | Cases: August                                   | None   |                        |
| 0      | Cases: September                                | None   |                        |
| 2      | Cases: October                                  | TAB Holdings, 155 E. Hurlbut Avenue, RZ<br>City of Belvidere, TA                         | 8/27/2024<br>8/27/2024 |
| 0      | Annexation                                      | None   |                        |
| 0      | Temporary Uses                                  | None   |                        |
| 0      | Site Plans (New/Revised)                        | None   |                        |
| 0      | Final Inspection                                | None   |                        |
| 0      | Downtown Overlay Review                         | None   |                        |
| 2      | <b>Prepared Zoning Verification Letters</b>     | 204/206 W. Lincoln Avenue<br>Shaw Mills of River Run Subdivision                         | 8/6/2024<br>8/23/2024  |
| 0      | <b>Issued Address Letters</b>                   | None   |                        |
|        | Belvidere Historic Preservation Commission      | The Commission discussed the upcoming Awards Program and determined the 2024 recipients. |                        |
|        | Heritage Days                                   | None   |                        |
|        | Hometown Christmas                              | None   |                        |
|        | <b>Scanned Plats: E-mail, Print and/or Burn</b> |  |                        |
| 1      | Recorder's Office                               |  |                        |
| 0      | Other Department                                |  |                        |
| 0      | General Public                                  |  |                        |

#### **Planning Department Current Duties**

Close out completed planning case files  
 Respond to all FOIA requests  
 Work with 911, Fire Department and Post Office to verify all addresses in the City  
 Assist Growth Dimensions with requested data  
 Meetings and phone calls with developers regarding potential development  
 Phone calls/walk-ins for questions regarding zoning, floodplain, development, etc.  
 Prepare minutes, agendas and packets for various committees, commissions and boards  
 Prepare deposits and purchase orders for bill payments