

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #701H

AN ORDINANCE AMENDING CHAPTER 150, ZONING ORDINANCE, OF THE MUNICIPAL CODE.

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 4TH DAY OF NOVEMBER 2024.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 7th DAY OF NOVEMBER 2024.

Published in Pamphlet Form this 7th day of November.

ORDINANCE # 701H

**AN ORDINANCE AMENDING CHAPTER 150,
ZONING ORDINANCE, OF THE MUNICIPAL CODE**

(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; and Section 151.62 Maintenance of Improvements of the Belvidere Subdivision Ordinance)

WHEREAS, the City of Belvidere has adopted Chapter 150 (Zoning Ordinance) of the Belvidere Municipal Code pursuant to the Illinois Compiled Statutes to establish and set forth regulations pertaining to the use and development of land, buildings and structures in the City; and,

WHEREAS, it is necessary and desirable to periodically amend the Zoning Ordinance in response to changes in technology, business and development practices, community standards and to improve administration and enforcement procedures; and,

WHEREAS, after due notice, the Planning and Zoning Commission held a public hearing to consider an amendment of the Zoning Ordinance on October 8, 2024 and has transmitted its recommendation on the matter to the City Council; and,

WHEREAS, the City Council has considered the Planning and Zoning Commission's recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That Section 150.101: Purpose, be and is hereby amended, to read as follows:

§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 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.

Section 2. That Section 150.102: Standard Zoning Districts and Standard Zoning District Categories, be and is hereby amended, to read as follows:

§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

Planned Development Districts:

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

Section 3. That Section 150.105(A)(1) Rural Holding (RH) District, be and is hereby amended, to read as follows:

§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)

1. Permitted by Right

Single-Family - 40 acre lot
Cultivation
On-Site Agricultural Retail
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Outdoor Institutional
Public Services and Utilities

2. Permitted as Special Use

Husbandry
Intensive Agriculture
Agricultural Services
Clear Cutting
Outdoor Commercial Entertainment
Commercial Animal Boarding
Bed and Breakfast Establishments
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 900 square feet
Wind Energy Systems
Batch Plant
Private Residential Recreational Facility
over 900 square feet

Section 4. That Section 150.105(B)(1) Single-Family Residential-3 (SR-3) District, be and is hereby amended, to read as follows:

§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

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

2. Permitted as Special Use

Caretaker's Residence
Attached/Detached garage in aggregate
exceeding 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%

2. Residential Bulk Requirements: ...

3....

Section 5. That Section 150.105(B)(2) Single-Family Residential-4 (SR-4) District, be and is hereby amended, to read as follows:

§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
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

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 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%

2. Residential Bulk Requirements:...

3.....

Section 6. That Section 150.105(B)(3) Single-Family Residential-4 (SR-6) District, be and is hereby amended, to read as follows:

§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)

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
Two-Flat/Duplex/Twin 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
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices

2. Permitted as Special Use

Attached/Detached garage in aggregate exceeding 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: 7,000 square feet
- B. Maximum Gross Density (MGD): 6.2 du/acre
- C. Minimum Landscape Surface Ratio (LSR): 50%

2. Residential Bulk Requirements:...

3....

Section 7. That Section 150.105(B)(4) Two-family Residential-7 (TR-7) District, be and is hereby amended, to read as follows:

§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

2. Permitted as Special Use

Attached/Detached garage in aggregate exceeding 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

Filling
Lawn Care
Exterior Communication Devices

- 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%
 2. **Residential Bulk Requirements:...**

Section 8. That Section 150.105(B)(5) Multi-family Residential-8 Small (MR-8S) District, be and is hereby amended, to read as follows:

§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

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

2. Permitted as Special Use

Two-Flat
Apartment (3 or 4 unit building)
Clear Cutting
Bed and Breakfast Establishments
Day care center (9+ children)
Boarding House
Institutional Residential

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 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

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

Section 9. That Section 150.105(B)(6) Multi-family Residential-8 Large (MR-8L) District, be and is hereby amended, to read as follows:

§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)

2. Permitted as Special Use

Two-Flat
Apartment (5 to 8 unit building)
Mobile Home Subdivision or Park
Clear Cutting
Bed and Breakfast Establishments

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

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
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices

2. Permitted as Special Use

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

Section 10. That Section 150.105(C)(6) Central Business District, be and is hereby amended, to read as follows:

§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

2. Permitted as Special Use

Clear Cutting

Selective Cutting	Indoor Institutional (major)
Passive Outdoor Public Recreation	Outdoor Institutional
Active Outdoor Public Recreation	Institutional Residential
Public Services and Utilities	In-Vehicle Sales or Service
Office	Indoor Commercial Entertainment
Personal or Professional Services	Outdoor Commercial Entertainment
Indoor Sales or Service	Commercial Indoor Lodging
Indoor Maintenance Service	Bed and Breakfast Establishments
Off-Site Parking Lot	Day care center (3+ children)
Residential units above the first floor	Boarding House
Artisan Studio/Production Shop	Apartment (3 or 4 unit building)
Indoor Institutional (minor)	Adult-use Cannabis Dispensing Organization
Small Wireless Facility	Adult-use Cannabis Infuser Organization or Infuser
	On-Site Parking Garage (above & underground)

Section 11. That Section 150.105(C)(7) Planned Industrial District, be and is hereby amended, to read as follows:

§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

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

Indoor Maintenance Service
Indoor Storage or Wholesaling
Light Industrial
Small Wireless Facility

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 Crows
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)

Section 12. That Section 150.105(C)(8) General Industrial District, be and is hereby amended, to read as follows:

§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

2. Permitted as Special Use

Clear Cutting
Day care center (3+ children)
Artisan Studio/Production Shop

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

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)

Section 13. That Section 150.105(C)(9) Heavy Industrial District, be and is hereby amended, to read as follows:

§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

2. Permitted as Special Use

Agricultural Services
Clear Cutting

Passive Outdoor Public Recreation	Outdoor Maintenance Service
Public Services and Utilities	Sexually Oriented Land Use
Office	Junkyard or Salvage Yard
Indoor Maintenance Service	Waste Disposal Facility
Indoor Storage or Wholesaling	Composting Operation
Outdoor Storage or Wholesaling	Airport/Heliport
Off-Site Parking Lot	Freight Terminal
Distribution Center	Communication Tower
Light Industrial	Extraction Use
Heavy Industrial	Shooting Range
Vehicle Repair and Maintenance	Non-building mounted solar installations for export of energy for use by a Public Utility
Small Wireless Facility	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)

Section 14. That Section 150.105(E) Tollway Corridor Districts, be and is hereby deleted and reserved.

Section 15. That Section 150.204(G)(5) Small Wireless Facility, be and is hereby amended, to read as follows:

§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 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.

Section 16. That Section 150.204(H)(2) Private Residential Garage and/or Utility/Storage Shed, be and is hereby amended, to read as follows:

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

- (1) **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 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.

Section 17. That Section 150.204(H)(15) Private Residential Recreational Facility, be and is hereby amended, to read as follows:

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

- (15) **Private Residential Recreational Facility.** This land use includes all active 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.

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Section 18. That Table 150.604: Landscaping Requirements for Regular Development, be and is hereby amended, to read as follows:

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
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
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

Section 19. That Table 150.607(C)(2)A: Required Bufferyard Opacity Values, be and is hereby amended, to read as follows:

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	PI	GI	HI	-
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	0.4	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	0.4	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	0.4	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	0.3	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	0.2	0.3	1	0.2
MR-8L								0.1	0.2	0.1	0.2	0.2	0.2	0.3	0.4	0.2	0.3	1	0.2
SNR									0.2	0.1	0.2	0.2	0.2	0.3	0.4	0.2	0.3	1	0.2
MH										0.2	0.2	0.2	0.2	0.3	0.4	0.2	0.3	1	0.2
NO											0.1	0.2	0.2	0.3	0.4	0.2	0.3	0.6	0.1
PO												0.1	0.1	0.2	0.3	0.1	0.2	0.6	0.1
NB													0.1	0.1	0.2	0.1	0.1	0.6	0.1
PB														0.2	0.3	0.1	0.2	0.6	0.1
GB															0.1	0.2	0.1	0.6	0.2
CB																0.1	0.1	0.6	0.3
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.

Section 20. That Section 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), be and is hereby amended, to read as follows:

§150.710(D) Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB)

- (D) **Building Design and Construction Requirements: Planned Office and Commercial Districts (PB, GB, CB).** 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.

Section 21. That Section 150.904(J) Termination of an Approved Special Use, be and is hereby amended, to read as follows:

§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.

Section 21. That Table 150.1007(A)1 Freestanding Signs, be and is hereby amended, to read as follows:

TABLE 150.1007(A)1
Table 150.1007 (A)1 Freestanding 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
Area per foot of street frontage (square feet)	NA	NA	NA	½	½	½	½	½	NA
Maximum area (square feet)	32* (lots under 1 acre) 48* (lots 1 to 4 acres) 60* (lots over 4 acres)	6	16	60	150	150	150	150	32* (lots under 1 acre) 48* (lots 1 to 4 acres) 60* (lots over 4 acres)
Height (feet)	15	5	5	15*	40	10	40	40	12
Setback (feet)***	10	2	2	10*	10	10	10	10	5
Number per street frontage****	1	**	1	1	1	1	1	1	1

Section 22. That Table 150.1007(B)1 Building Signs, be and is hereby amended, to read as follows:

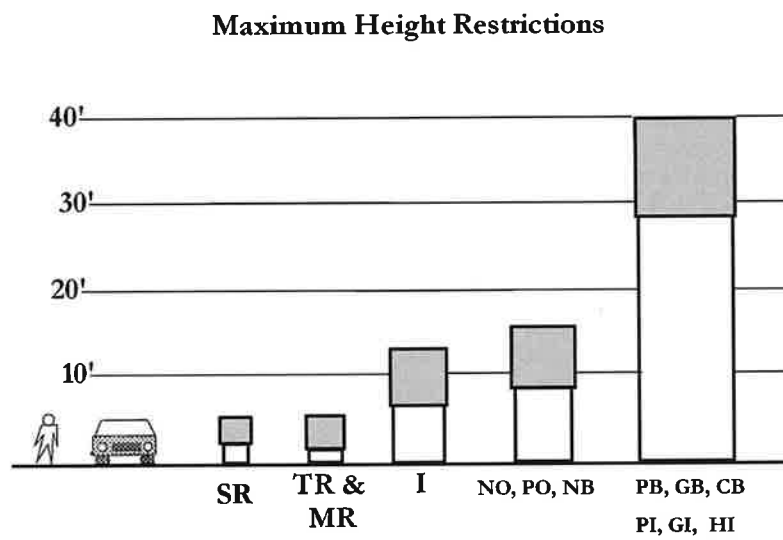
TABLE 150.1007(B)1

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
Sign area per linear foot of wall on which sign is (square feet)	2	NA	NA	2	2	2	2	2	NA
Max total area per wall (square feet)	24	6	16	200	300	300	300	2,000	24
Number per establishment for each side of principal building not abutting a residential district	1	NA	1	1	2	2	2	2	2

Section 24. That Figure 150.1007(C)(1)a Maximum Height Restrictions, be and is hereby amended, to read as follows:

Figure 150.1007(C)(1)a



Section 25. That Appendix A: City of Belvidere Density and Intensity Standards, be and is hereby amended, to read as follows:

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
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

Section 26. That Appendix B: City of Belvidere Bulk Regulations, be and is hereby amended, to read as follows:

APPENDIX B: CITY OF BELVIDERE BULK REGULATIONS

City of Belvidere Nonresidential Bulk Standards

Zoning District ↓	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 ¹	40,000 ²	100	35	40	40	40	5/10	5/5 ³	80	na	50
Single-family Res-3	15,000	100	35	15	15	35	3/5 ⁵	5/5 ³	30	na	35
Single Family Res-4 ¹	10,000	80	30	10	10	25	3/5 ⁵	5/5 ³	20	na	35
Single Family Res-6 ¹	7,000	100	20	6	6	20	3/5 ⁵	5/5 ³	12	na	35
Two-Family Res-7 ¹	8,500	100	20	6	6	20	3/5 ⁵	5/5 ³	12	na	35
Multi-Family Res-8S ¹	10,000	75	30	10	10	25	3/5 ⁵	5/5 ³	20	na	35
Multi-Family Res-8L ¹	10,000	75	30	10	10	25	3/5 ⁵	3/5 ³	20	na	35
Institutional ¹	10,000	80	30	10	10	25	3/5 ⁵	5/5 ³	20	na	35
Neighborhood Office	10,000	60	25	15	15	25	3/5 ⁵	5/5 ³	30	na	35
Planned Office	20,000	130	30	20	10	20	3/5 ⁵	5	20	na	45 ⁸
Neighborhood Business	10,000	60	25/40 ⁷	15	15	25	3/5 ⁵	5/5 ³	30	na	35
Planned Business	20,000	100	30	20	0/20 ⁴	0/20	3/5 ⁵	5/10 ³	0/40 ⁴	na	35 ⁶
General Business	20,000	100	20	20	0	0/20	3/5 ⁵	5/5 ³	0/40 ⁴	na	35 ⁶
Central Business	2,000	10	0	0	0	0/10	3/5 ⁵	0	Minimum is 0. Maximum is 5 feet from right-of-way	na	50 ⁸ ; minimum is 20.
Planned Industrial	20,000	90	30	20	15	20	N/A	5/5 ³	40	na	45 ⁶
General Industrial	20,000	90	45	50	20	30/20	N/A	5/5 ³	40	na	45 ⁶
Heavy Industrial	20,000	90	45	50	20	40/20	N/A	5/5 ³	40	na	45 ⁶

¹ Bulk requirements for institutional uses, such as churches and schools, in agricultural and residential districts.
² May be reduced to 20,000 square feet with a special use permit.
³ 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.
⁴ Zero feet where property line divides attached buildings.
⁵ Accessory buildings shall be 3 feet from the property line; 5 feet from an alley.
⁶ Greater with special use permit.
⁷ 25 feet, 40 feet for a lot adjacent to a street with a right-of-way equal to or exceeding 100 feet.

Section 27. That Appendix C: Land Use Summary Chart, be and is hereby amended, to read as follows:

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 Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																		Conventional Dwelling Unit Types (150.204(A)(1))
P	P	P	P	P	P	P	P	P		P								(A) Single-Family Detached <i>40 acre lot</i>
	P	P	P	P	P	P	P	P		P								(A) Single-Family Detached <i>15,000 sf lot</i>
		P	P	P	P	P	P	P		P								(A) Single-Family Detached <i>10,000 sf lot</i>
			P	P	P	P	P	P		P								(A) Single-Family Detached <i>7,000 sf lot</i>
			S	P	P	P	S	S		S								(B/C) Duplex/Twin House
			S	S	S	S	S	S		S								(D) Two-Flat
					P	P	S	S		S								(E) Townhouse
					P	P	S	S		S								(F) Multiplex
					S	P	S	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					(J) Residential Units Above 1 st Floor (or greater depending on district regulations)
						S												Mobile Home Subdivision or Park (150.204(A)(4) and (5))

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 Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	NON-RESIDENTIAL LAND USES
																	Agricultural Uses (150.204(B))
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															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	(6) Selective Cutting
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	(7) Clear Cutting
																	Institutional Uses (150.204(C))
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	(2) Active Outdoor Public Recreational
												P				P	(3) Indoor Institutional (minor)
												S				S	(4) Indoor Institutional (major)
P												S				S	(5) Outdoor Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(6) Public Services and Utilities
				S	S	S	S		S			S				S	(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 Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	Commercial Uses (150.204(D))
							P	P	P	P	P	P	P	P	P		(1) Office
							P	P	P	P	P	P	P				(2) Personal or Professional Service
							S	S	P	P	P	P	S				(3) Indoor Sales or Service
										S	S						(4) Large-Scale Development
										S	S						(5) Outdoor Display
									P	P	P	P	P	P	P		(6) Indoor Maintenance Service
															S		(7) Outdoor Maintenance Service
									S	S	S	S	S				(8) In-Vehicle Sales or Service
							S	S	S	S	S	S	S				(9) Indoor Commercial Entertainment
S										S	S	S					(10) Outdoor Commercial Entertainment
S										S	S						(11) Commercial Animal Boarding
								S		S	S	S					(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	S	S	S	S	(14) Day Care Center (3+ children)
S													S	S			(15) Campground
					S	S	S		S		S	S					(16) Boarding House

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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 Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
															S		(17) Sexually-Oriented Land Use
										S	S		S	P	P		(18) Vehicle Repair and Maintenance
										P	P						(19) Car Detailing Shop
							S	S	S	S	S	P		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	S	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 Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	Storage/Disposal (150.204(E))
													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
																	Transportation Uses (150.204(F))
										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
																	Industrial Uses (150.204(G))
													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	(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 Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	Accessory Uses (150.204(H))
							S		S	S	S	P					(1) Commercial Apartment
P	P	P	P	P	P	P	P		P			P					(2) Private Residential Garage ² , and/or Shed
							P	P		P	P	P	P	P	P	P	(3) Company Cafeteria
							P	P			P	P	P	P	P		(4) Company-Provided On-Site Recreation
S										S	P	P					(5) Outdoor Display Incidental
								S	S	S	P	S	S				(6) In-Vehicle Sales and Service
													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	(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	(14) On-Site Parking Lot
P	P	P	P	P	P	P		S	P			P					(15) Private Residential Recreational Facility
P																	(16) Private Residential Kennel
P																	(17) Private Residential Stable

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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 Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
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	(19) Filling
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	(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				(24) Outdoor Storage
S																	(25) Batch Plant
							S	S	S								(26) Animated Sign
										S	S		S	S	S		(27) Roof, above peak Sign

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 Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)	Institutional (I)	Type of Land Use
																	Temporary Uses (150.204(l))
									T	T	T	T					(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	T	T	T	T	(3) Contractor's Project Office
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(4) Contractor's On-Site Equipment Storage
T							T	T	T	T	T	T	T	T	T	T	(5) Re-locatable Building
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(6) On-Site Real Estate Sales Office
T									T	T	T	T	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	T	T	T	T	(9) Construction Dumpsters
												T					(10) Outdoor Food Stands
										T	T	T	T				(11) Outdoor Seating and Services

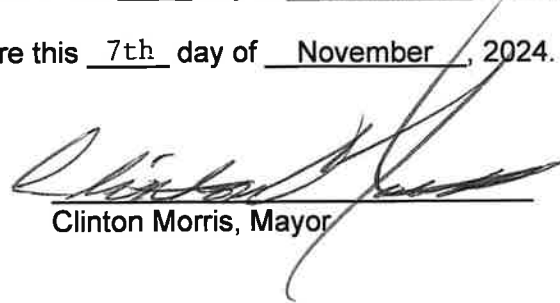
Section 28. That Section 151.62 Maintenance of improvements, be and is hereby amended, to read as follows:

SUBDIVISION CODE Sec. 151.62. - Maintenance of improvements.

The Subdivider or Owner of land being subdivided shall maintain all public improvements until acceptance of the public improvements by the City Council.

PASSED by the City Council of the City of Belvidere this 4th day of November, 2024.

APPROVED by the Mayor of the City of Belvidere this 7th day of November, 2024.



Clinton Morris, Mayor

ATTEST:



Erica Bluege, City Clerk

Ayes: 7 Nays: 0 Absent 3

City Council Members Voting Aye: Brereton, Frank, Gramkowski, McGee, Peterson, Stevens and Albertini.

City Council Members Voting Nay: None.

Date Published: November 7, 2024

Sponsor: _____

AFFIDAVIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

Erica Bluege, first being duly sworn on oath deposes and says as follows:

By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #701H of the City of Belvidere, Illinois, in pamphlet form on November 7, 2024 and as a convenience for the public; I posted the pamphlet form of Ordinance #701H on the bulletin board in the lobby of Belvidere City Hall at 401 Whitney Blvd., Belvidere, Illinois; said location being readily accessible to the public during business hours of the City Clerk's office.

Erica Bluege
Erica Bluege
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 7th day of November, 2024.

Sarah Turnipseed

Notary Public

