

ORDINANCE NO. 1978-~~80~~-31

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MT. ZION, ILLINOIS.

February 5, 1980

Sheral K. Branch

Village Clerk

Village of Mt. Zion, Illinois

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force and effect as if fully set forth or described herein. (Ord. 1972-73-8, passed 11-6-72; amend. Ord. 1978-79-31, passed 2-6-78) Penalty, see 150.999

150.042 VACATION.

Whenever any street, alley, or other public way is vacated, the zoning district adjoining each side of each street, alley, or public way shall be automatically extended to the center of the vacated area; and all areas included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts. (Ord. 1972-73-8, passed 11-6-72) Penalty, see 150.999

150.043 INTERPRETATION OF ZONE BOUNDARIES.

When uncertainty exists with respect to the boundaries of the various districts as shown on the zoning district map, the following rules shall apply:

(A) District boundary lines are either the center lines of railroads, highways, streets, alleys, easements, lot and tract lines, or such lines extended, unless otherwise indicated.

(B) Wherever a district is indicated as a strip adjacent to and paralleling a railroad, highway, or street, the depth of the strips shall be in accordance with the dimensions shown on the zoning map measured at right angles from the center line of a railroad, street, or highway, and the length of frontage shall be in accordance with the dimensions shown on the zoning map measured along the center line of the railroad, highway, or street, unless otherwise indicated.

(C) Where a district boundary line divides a lot in single ownership, the regulations for either portion of the lot may, at the owner's discretion, extend to the entire lot, but not more than 25 feet beyond the boundary line of the district. (Ord. 1972-73-8, passed 11-7-72) Penalty, see 150.999.

150.044 ZONING DISTRICT REGULATIONS.

(A) VA-1.

(1) Permitted uses. This district shall specifically permit all agricultural pursuits including:

- (a) Animal husbandry;
- (b) Golf courses, public parks, recreational facilities, game preserves;
- (c) Public and private schools;
- (d) Electric and telephone transmissions;
- (e) Government and utility towers (under 50 feet in height) or relay stations;
- (f) Veterinary hospitals, riding stables, forest preserves, fish hatcheries;
- (g) Facilities for the sale of home processed or unprocessed farm produce grown or raised on the premises;

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(h) Tree and plant nurseries; and all similar horticulture or animal husbandry related uses and normal accessory farm buildings.

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location.

- (a) Sanitary land fills.
- (b) Gravel and sand pits.
- (c) Hospitals, sanitariums, nursing homes.
- (d) Cemeteries.
- (e) Airports.
- (f) Slaughterhouses, canneries, stockyards, mills, grain elevators, livestock auction houses, food packing.
- (g) Rifle ranges, skeet and trap shoot areas, shooting preserves.
- (h) Drage or circular race tracks.
- (i) Drive-in theaters, summer theaters, amphitheaters, fair grounds.
- (j) Private parks.
- (k) Junk or automobile wrecking yards.
- (l) Utility or government towers over 50 feet, and other uses related to agriculture, but not clearly included in the list of allowable uses.

(3) Special zone restrictions. The following are conditions where special restrictions shall apply to the uses allowed in the zone.

(a) Golf course fairways shall not be permitted closer than 300 feet to any residential boundary;

(b) Hogs or livestock, or more than 5 animals for riding, hunting, domestic pets, or fur production shall not be confined or housed within 150 feet of any residential zone; and

(c) All facilities for the processing of agriculture products, including, but not limited to, canneries, stockyards, cob plants, and elevators shall be kept at least 300 feet from residential zones.

(B) VC-1.

(1) Permitted uses. This district shall specifically permit farming, including:

- (a) Permanent nonresident buildings;
- (b) Truck farms;

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(c) Flower gardens, nurseries, orchards, greenhouses, sustained yield forestry operations Christmas tree farms;

(d) Public parks;

(e) Wildlife and forest preserves, fish hatcheries, commercial fish farms;

(f) Soil and water management or demonstration project.

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location.

(a) Commercial recreation operation, including riding stables, golf courses, guest ranches, marinas, hunting and fishing facilities, boat houses, bait shops, and incidental facilities, provided that no permanent dwelling units of any kind shall be allowed in floodplain areas.

(b) Mining and excavations.

(c) Landfills, including filling operations using earth, sand, gravel, concrete, or any other type of matter used for land reclamation, camp grounds, repair or sale facilities.

(d) Facilities for the storage of perishable and combustible materials operations which anticipate the deepening, filling, or alteration of any stream channel shall only be allowed by special permit.

(3) Special zone restrictions. The following are conditions where special restrictions shall apply to the uses allowed in the zone.

(a) No permanent buildings for dwelling purposes will be allowed. All other permanent buildings shall be so constructed as to be resistant to flood damage and to minimize pollution to the environment.

(b) No camp sites shall be allowed within any area defined as a 25-year flood zone, or within 600 feet of a residential zone.

(c) All sanitary waste facilities shall be constructed to prevent exfiltration or leakage to nearby ground or water.

(C) VR²-1.

(1) Permitted uses. This district shall specifically permit extensive residential developments at a density from one to 3 acres per unit, depending on the natural capabilities of the site to support residential development. In addition to single-family dwelling units, the following additional uses shall also be allowed:

(a) Public open space including public parks, public, private, or religious schools,

(b) nursery schools for not more than 10 children, and day care centers for not more than 8 children

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- (c) athletic fields, and
- (d) accessory uses customarily incidental to the above uses.

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location.

- (a) Planned developments.
- (b) Police and fire stations.
- (c) Telephone booths.
- (d) Private recreation centers.
- (e) Landfills and reclamation projects.
- (f) Public and private utilities.
- (g) Churches, convents, monasteries.
- (h) Colleges, universities, dormitories, libraries.
- (i) Cemeteries.

(3) Special zone restrictions. The following are conditions where special restrictions shall apply to the uses allowed in the zone.

(a) Temporary buildings for construction purposes for periods not to exceed the duration of construction.

(b) Commercially operated driving ranges or miniature golf courses, buildings, facilities, and parking for intensive recreation uses not within 150 feet of any residential lot line.

(D) VR-1.

(1) Permitted uses. This district shall specifically permit single-family dwellings at densities of one to 2 units per acres. In addition to single-family homes, public parks and playgrounds, permitted home occupations (see 150.090), Day Care Centers, accessory buildings, or uses customarily incidental to the above use.

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location.

- (a) Planned Unit Developments on tracts not less than 5 acres.
- (b) Churches, convents, monasteries.
- (c) Public, private, and religious schools.
- (d) Landfill or reclamation projects.

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- (e) Police and fire stations.
- (f) Libraries.
- (g) Cemeteries.
- (h) All accessory uses normally incidental to the above uses.

(3) Special zone restrictions. Same as VRE-1.

(E) VR-2.

(1) Permitted uses. This district shall specifically permit single-family dwellings served with both community water and community sewer, or an acceptable on-site substitute as determined by E.P.A. standards (not septic). In addition to single-family homes, this district will allow the same uses as the VR-1 Zone.

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location. Same as VR-1 Zone.

(3) Special zone restrictions. Same as VR-1 Zone.

(F) VR-3.

(1) Permitted uses. This district shall specifically permit single-family dwelling units if all lots are served by both community water and sewer systems. In addition to single-family dwellings, the permitted uses shall be the same as the VR-1 Zone.

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location. Same as VR-1 Zone.

(3) Special zone restrictions. Same as VR-1 Zone.

(G) VR-5.

(1) Permitted uses. This district shall specifically permit single-family, 2-family, 3-family and 4-family housing units. The district regulations require 6,000 sq. ft. for the first unit and 3000 square feet for each additional unit. All other uses allowed in the VR-1 Zone shall be automatically in the VR-5.

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location. Same as VR-1 Zone and, in addition, sororities and fraternities, mobile home parks, and mobile home subdivisions.

(3) Special zone restrictions. Same as VR-1 Zone.

(H) VO-1.

(1) Permitted uses.

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- (a) All permitted uses of VR-5 Zone.
- (b) Schools of all types.
- (c) Dental clinics
- (d) Fraternal institutions.
- (e) Private clubs.
- (f) Mortuaries.
- (g) Hospitals, sheltered care homes.
- (h) Churches.
- (i) Fraternities and sororities.
- (j) Museums, public libraries, art galleries, aquariums.
- (k) Apartment dwelling units, provided there is at least 2,500 sq. ft. of ground area per dwelling unit.

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location.

- (a) Public utility facilities.
- (b) Coin-operated telephone booths.
- (c) Police and fire stations.

(I) VO-2.

(1) Permitted uses.

- (a) Offices.
- (b) Schools of all types
- (c) Dental clinics.
- (d) Fraternal institutions (not including living quarters for members).
- (e) Private clubs.
- (f) Mortuaries.
- (g) Hospitals
- (h) Churches.
- (i) Philanthropic organizations.

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(j) Museums, public libraries, art galleries, aquariums,

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location.

(a) Public utilities.

(b) Coin-operated telephone booths.

(c) Police and fire stations.

(d) Hotels and motels, including businesses conducted therein for the convenience of the occupants, provided the only public entrance to such businesses is from the inside of the building.

(3) Special zone restrictions. No structure permitted within the office zone shall be located closer than 20 feet from the side lot line when adjacent to any residential or apartment zone.

(J) VB-1.

(1) Permitted uses. This district shall specifically permit neighborhood shopping facilities which include:

(a) Gift shops;

(b) Barber shops, beauty parlors;

(c) Delicatessens;

(d) Small specialty shops;

(e) Drug stores;

(f) Dry cleaning substations;

(g) Laundromats;

(h) Food and grocery stores;

(i) Hardware stores;

(j) Ice cream shops;

(k) Meat markets;

(l) Office, business, and professional buildings;

(m) Public buildings;

(n) Cafes;

(o) Shoe repair shops;

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- (p) Dwelling units above the first floor;
- (q) Lodging rooms;
- (r) Gas stations selling only gasoline and related minor products.
- (s) Animal hospital

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location.

- (a) Fire and police stations.
- (b) Taverns.
- (c) Restaurants.
- (d) Electrical substations.
- (e) Churches.
- (f) Automotive service facilities including repairs and painting
- (g) Day Care Centers.

(3) Special zone restrictions. Dwelling units below the first floor shall be prohibited in the VB-1 zone.

(k) VB-2.

(1) Permitted uses. This district shall specifically permit retail stores, and service establishments. It is designed to function as the central business district of the community and uses shall include all uses permitted in the VB-1 and VO-2 Zones, plus,

- (a) Hardware stores,
- (b) Banks, financial institutions, drive-up bank windows,
- (c) Post offices,
- (d) Automobile parking lots, automobile sales when fully enclosed,
- (e) Hotels, motels,
- (f) Cultural, entertainment, and commercial recreational facilities,
- (g) Service industries such as dry cleaning, laundries, bakeries, bus terminals, and similar intensive commercial activities not specifically prohibited nor allowed as special uses.
- (h) Below ground storage of fuels for accessory, vehicle fleet use.

(2) Special uses. The following uses may be permitted as special uses

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after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location.

- (a) Drive-in establishments.
- (b) Outdoor sales lots.
- (c) Animal hospitals, kennels.
- (d) Wholesale establishments.
- (e) Warehousing.
- (f) Automotive service centers.
- (g) Light manufacturing.
- (h) Car washes.

(3) Special zone restrictions. The following are conditions where special restrictions shall apply to the uses allowed in the zone, and shall be excluded from the VB-2 Zone.

- (a) Truck terminals.
- (b) Contractors yards.
- (c) Bottling plants.
- (d) Automotive body and paint shops.
- (e) Junkyards.
- (f) Open storage lots.
- (g) Petroleum storage.
- (h) Meat packing.
- (i) Manufacturing operations.

(j) Off-street parking requirements may be waived in the central business zone if on-street parking is permitted. Kennels must be located at least 300 feet from any residential district. Below ground storage of fuels is permitted only if conformance with applicable fire and safety codes.

(L) VB-3.

(1) Permitted uses. This district shall specifically permit highway oriented retail stores and establishments. The uses shall include those uses permitted in the VB-2 Zone and in addition,

- (a) Motels,
- (b) Trailer sales, boat sales, including outdoor displays,

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- (c) cabinetmaking shops,
- (d) Monument works,
- (e) Farm equipment,
- (f) Machinery sales,
- (g) Painting, plumbing,
- (h) Tinsmithing,
- (i) Upholstering,

(j) Other similar commercial activities not specifically prohibited nor allowed as special uses.

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location.

- (a) Car washes.
- (b) Auto service centers, including body and paint shops.
- (c) Drive-in theaters.
- (d) Animal hospitals.

(3) Special zone restrictions. All outdoor parking and storage facilities shall be developed on dust-free all-weather surface lots screened from adjoining residential neighborhoods. (See 150.186)

(M) VM-1.

(1) Permitted uses.

- (a) Light manufacturing.
- (b) Office, research, and administrative uses.
- (c) Limited warehousing.
- (d) Wholesaling.
- (e) Above ground petroleum storage.
- (f) Lodges and offices of labor organizations.
- (g) Grain elevators.

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location.

- (a) Sanitary landfill operations.

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(b) Stadiums.

(c) Places of public assembly.

(3) Special zone restrictions.

(a) Above ground petroleum storage must be at least 500 feet from residential zones.

(b) No residential uses other than those developed for watchmen.

(c) No intensive commercial establishment not providing service to the surrounding industrial zone.

(N) VM-2.

(1) Permitted uses. This district shall specifically permit all manufacturing and heavy commercial uses not previously mentioned in this schedule which are able to meet the minimum performance standards of IEPA including rail and freight terminals of ally types, manufacturing activities, and commercial uses designed to service the surrounding industrial area. Uses contained in the VM-1 Zone are automatically permitted in the VM-2 Zone.

(2) Special uses. The following uses may be permitted as special uses after a public hearing and a finding by the board that such uses are necessary and desirable in a particular location.

(a) Sanitary landfill operations.

(b) Stadiums.

(c) Places of public assembly.

(3) Special zone restrictions. The following are conditions where special restrictions shall apply to the uses all in the zone.

(a) No residential uses other than those developed for watchmen.

(b) No intensive commercial establishments not providing service to the surrounding industrial zone shall be allowed. (Ord. 1972-73-8, passed 11-6-72; amend. Ord. 1978-79-31, passed 2-6-78)

Cross-reference:

Floodplain regulations, 150.170 through 150.174

Statutory reference:

Mobile homes, portable dwellings, power of city to regulate, locate, prohibit, S.H.A. Ch. 24 11-5-8

150.045 DEVELOPMENT REGULATIONS.

(A) VA-1.

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150.080 BUILDING BULK LIMITATIONS.

Except as herein provided, all buildings and other structures constructed in the village after the effective date of this chapter shall conform with 150.045, in terms of maximum height, maximum coverage, and maximum floor area ratio. (Ord. 1972-73-8, passed 11-6-72) Penalty, see 150.999

150.081 MAXIMUM HEIGHT.

The maximum height, as set forth under each zoning district, shall be the greatest building height allowed for either the principle or accessory buildings, except that all accessory buildings in residential zones shall be limited to one story, 20 feet in height maximum.

150.032 FLOOR AREA RATIO.

The floor area ratio, as set forth under each zoning district, shall be the maximum allowable for the building or buildings (principle and accessory) on a lot or site.

150.083 MAXIMUM COVERAGE.

The maximum coverage, as set forth under each zoning district, shall be the maximum building coverage allowable for the building or buildings (principle and accessory) on a lot or site.

150.084 EXCEPTIONS TO BUILDING BULK REGULATIONS.

The following are instances where exceptions to the building bulk regulations shown in 150.044 may be permitted.

(A) The height regulation shall not apply for all radio towers, television towers, antennas, church spires, belfries, monuments, tanks, water and fire towers, stage towers, smoke stacks, chimneys, and flag poles, provided that the maximum height does not exceed 50 feet.

(B) Public, semipublic buildings, public utilities, public service buildings, civic buildings, hospitals, schools, churches, temples, grain elevators, scenery, lofts, elevators, bulkheads, and silos where permitted may be erected to a height not to exceed 50 feet, provided that the side and rear yards are increased by one foot for each foot of additional building height above the height regulations for which the buildings is located. The main shadow area shall be 2-1/2 times the height of the buildings.

(C) Relief from the building bulk regulations may be granted in the form of a variance, but only when approved in accordance with the provisions as set forth in 150.130 through 150.134.

(D) Modifications may be permitted in the building bulk regulations in a planned unit development as provided in 150.110 through 150.122.

(E) Legally nonconforming uses as provided for in 150.140 through 150.147. (Ord. 1972-73-8, passed 11-6-72) Penalty, see 150.999

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION,
MACON COUNTY, ILLINOIS THIS 4th DAY OF February, 1980.

AYES 4

NAYS 1

ABSENT 1

Sheral R. Brench
Village Clerk of the Village of Mt. Zion,
Illinois

APPROVED:

James D. Price
President of the Village of Mt. Zion, Illinois

ATTEST:

Sheral R. Brench
Village Clerk