

**Shiloh - Land Usage**

<i>Zoning Districts</i>	<i>Permitted</i>	<i>Special Uses</i>
“PB” Planned Business	<ul style="list-style-type: none"> <li>• Agriculture, single-family housing units and government units (on lots of not less than three acres)</li> <li>• Churches and places of worship</li> <li>• Public or private recreation facilities (without enclosed buildings except for concession or restroom facilities, utility substations (but not utility operations facilities) (all government uses shall meet the parking space requirements consistent with Class 8 of §§ 151.147)</li> </ul>	<ul style="list-style-type: none"> <li>• Subject to the requirement that no lot be less than five acres nor have frontage to a public street of less than 200 feet nor depth from the street frontage of less than 200 feet, all uses permitted in the “B-1”, “B-2”, “B-3” or “B-4” Districts and the following additional uses</li> <li>• Schools and educational institutions (public and private)</li> <li>• Civic and social institutions</li> <li>• Retail establishments in which package liquor sales are incidental to other goods sold.</li> <li>• Residential health care facilities</li> <li>• Day-care facilities</li> <li>• Planned commercial development (i.e. multi-building and/or multi-tenant building developments intended to accommodate more than one user, but subject to the permitted and special uses of a planned business zone</li> </ul>
“LI” Light Industrial	<ul style="list-style-type: none"> <li>• Assembly and fabrication</li> <li>• Any commercial use outdoor storage and/or sales</li> <li>• Outdoor storage including construction yards, cement products, lumber yards, machine and equipment rental, welding supplies, but not including petroleum and gas wholesale and/or distribution facilities</li> <li>• Wholesaling/warehousing</li> <li>• Industrial and construction supply</li> <li>• Tool and die manufacturing</li> <li>• Cold storage</li> <li>• Carpenter shops, furniture refinishing</li> <li>• Publishing and printing</li> <li>• Modular industrial structures</li> </ul>	<ul style="list-style-type: none"> <li>• Adult uses</li> <li>• Manufacturing (other than tool and die)</li> <li>• Food processing</li> <li>• Planned industrial development</li> <li>• Recreational vehicle parks</li> <li>• Junk yards</li> <li>• Salvage yards</li> <li>• Other special uses consistent with the purpose and intent of the “I-1” District</li> <li>• Self storage buildings, subject to architectural appearance approval of the Village Board</li> </ul>

**§ 151.047 SCHEDULE B: AREA AND BULK REGULATIONS.**

<b>Key to tables:</b>	
<sup>a</sup>	Parking lots are not included in the calculations.
<sup>b</sup>	Minimum residential building size to be 900 square feet of occupied space on one floor. Occupied space shall not include garage or other spaces not eligible as occupied space per the most current code at the time of plan view.
<sup>c</sup>	Also see § 151.186.
<sup>d</sup>	For minimum lot sizes for special uses, see § 151.148.
<sup>e</sup>	See § 151.185 for specifics on uniplex structures.

(A) *Miscellaneous.*

<i>Zoning District</i>	<i>Principal Buildings Per Lot</i>	<i>Minimum District Size</i>	<i>Maximum Coverage in Percent of Lot</i>	<i>Maximum Height of Principal Structure</i>	<i>Maximum Height of Accessory Building</i>	<i>Maximum Floor Area Ratio</i>
“NU” Non-Urban	1	None	10%	35 feet	35 feet	NA
“CE” Country Estates	1	10 acres	15%	35 feet	25 feet	NA

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"R-1" Single-Family Residential	1	10 acres	20%	35 feet	20 feet	NA
"R-2" Single-Family Residential	1	10 acres	30%	35 feet	20 feet	NA
"R-3" Single-Family Residential	1	10 acres	30%	35 feet	20 feet	NA
"MR" Multi-Family Residential <sup>b,c</sup>	1	5 acres	40%	35 feet	20 feet	NA
"MH" Mobile Home Residential	1	10 acres	40%	35 feet	20 feet	NA
"B-1" Neighborhood Commercial <sup>a</sup>	1	2 acres	40%	35 feet	20 feet	NA
"B-2" Office/Business <sup>a,c</sup>	1	2 acres	30%	35 feet	20 feet	0.75:1
"B-3" Highway Business <sup>a,c</sup>	1	5 acres	40%	35 feet	20 feet	1.5:1
"B-4" General Business <sup>a,c</sup>	1	5 acres	50%	35 feet	36 feet	1.5:1
"PB" Planned Business <sup>a,c,d</sup>	NA	5 acres	40%	35 feet	20 feet	1.5:1
"LI" Light Industrial	NA	5 acres	60%	35 feet	35 feet	1.5:1

(B) *Minimum lot size.*

<i>Zoning District</i>	<i>Area in Square Feet or Acres</i>	<i>Width at Building Line</i>	<i>Mean Depth in Lineal Feet</i>
"NU" Non-Urban	3 acres	250 feet	250 feet
"CE" Country Estates	43,560 square feet	150 feet	150 feet
"R-1" Single-Family Residential	22,500 square feet	125 feet	125 feet
"R-2" Single-Family Residential	15,000 square feet	100 feet	100 feet
"R-3" Single-Family Residential	12,500 square feet	90 feet	100 feet
"MR" Multi-Family Residential <sup>b,c</sup>	25,000 square feet	125 feet	125 feet
"MH" Mobile Home Residential	6,000 square feet	50 feet	100 feet
"B-1" Neighborhood Commercial	12,500 square feet	90 feet	100 feet
"B-2" Office/Business <sup>c</sup>	12,500 square feet	90 feet	100 feet
"B-3" Highway Business <sup>c</sup>	12,500 square feet	90 feet	100 feet
"B-4" General Business <sup>c</sup>	12,500 square feet	90 feet	100 feet
"PB" Planned Business <sup>c,d</sup>	43,560 square feet <sup>d</sup>	200 feet	200 feet

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<i>Zoning District</i>	<i>Area in Square Feet or Acres</i>	<i>Width at Building Line</i>	<i>Mean Depth in Lineal Feet</i>
"LI" Light Industrial	1 acre	150 feet	150 feet

(C) *Minimum yard dimensions.*

<i>Zoning District</i>	<i>Depth of Front Yard</i>	<i>Depth of Yard Abutting a Street</i>	<i>Depth of Side Yard Abutting a Street</i>	<i>Distance to Nearest Principal Building on Adjacent Lot</i>	<i>Depth of Rear Yard</i>
"NU" Non-Urban	50 feet	50 feet	25 feet	50 feet	50 feet
"CE" Country Estates	35 feet	35 feet	20 feet	40 feet	35 feet
"R-1" Single-Family Residential	30 feet	30 feet	15 feet	30 feet	35 feet
"R-2" Single-Family Residential	30 feet	30 feet	15 feet	30 feet	30 feet
"R-3" Single-Family Residential	25 feet	25 feet	10 feet	20 feet	20 feet
"MR" Multi-Family Residential <sup>b,e</sup>	25 feet	25 feet	10 feet	20 feet	20 feet
"MH" Mobile Home Residential	25 feet	25 feet	10 feet	20 feet	20 feet
"B-1" Neighborhood Commercial	20 feet	20 feet	10 feet	20 feet	10 feet
"B-2" Office/Business <sup>c</sup>	25 feet	25 feet	10 feet	10 feet	20 feet
"B-3" Highway Business <sup>c</sup>	20 feet	20 feet	10 feet	20 feet	10 feet
"B-4" General Business <sup>c</sup>	20 feet	20 feet	10 feet	20 feet	10 feet
"PB" Planned Business <sup>c,d</sup>	20 feet	20 feet	10 feet	20 feet	10 feet
"LI" Light Industrial	25 feet	25 feet	25 feet	50 feet	25 feet

(D) *Accessory structure; minimum distance.*

<i>Zoning District</i>	<i>Principal Building</i>	<i>Front Lot Line</i>	<i>Side Lot Line Adjacent to a Street</i>	<i>Side Lot Line</i>	<i>Rear Lot Line</i>
"NU" Non-Urban	20 feet	50 feet	50 feet	25 feet	50 feet
"CE" Country Estates	15 feet	35 feet	25 feet	10 feet	10 feet
"R-1" Single-Family Residential	10 feet	30 feet	25 feet	5 feet 6 feet pool	5 feet
"R-2" Single-Family Residential	10 feet	30 feet	25 feet	5 feet 6 feet pool	5 feet
"R-3" Single-Family Residential	10 feet	25 feet	25 feet	5 feet 6 feet pool	5 feet
"MR" Multi-Family Residential <sup>b,e</sup>	10 feet	25 feet	25 feet	5 feet	5 feet

<i>Zoning District</i>	<i>Principal Building</i>	<i>Front Lot Line</i>	<i>Side Lot Line Adjacent to a Street</i>	<i>Side Lot Line</i>	<i>Rear Lot Line</i>
“MH” Mobile Home Residential	10 feet	25 feet	25 feet	5 feet	5 feet
“B-1” Neighborhood Commercial	10 feet	20 feet	20 feet	10 feet	10 feet
“B-2” Office/Business <sup>c</sup>	10 feet	25 feet	25 feet	10 feet	10 feet
“B-3” Highway Business <sup>c</sup>	10 feet	20 feet	20 feet	10 feet	10 feet
“B-4” General Business <sup>c</sup>	None	20 feet	10 feet	10 feet	10 feet
“PB” Planned Business <sup>c,d</sup>	10 feet	20 feet	20 feet	10 feet	10 feet
“LI” Light Industrial	None	25 feet	25 feet	25 feet	25 feet

**SPECIFIC ZONING DISTRICT REGULATIONS**

**§ 151.061 “B-1” NEIGHBORHOOD BUSINESS DISTRICT.**

**§ 151.060 GENERALLY.**

(A) In order to facilitate public understanding of the zoning regulations within the Development Code and for efficient administration and convenience of use thereof, area and bulk requirements for each zoning district established in § 151.025 are set forth in Schedule B, and permitted and special uses are set forth in Schedule A. The schedules are in §§ 151.046 and 151.047 and shall be amended in the same manner as any other regulation within this Code.

(B) In accordance with § 151.025, all land within the jurisdictional boundaries of the village is divided into specific zoning districts. Each district is described as follows:

(1) *Non-Urban “NU” District.* This district classification encompasses undeveloped or sparsely developed land which, for the most part, is presently used for agriculture and rural homesites. The District may also contain, and be compatible with, public and semi-public and conservation areas as described in the Comprehensive Plan; and

(2) *Residential “CE”, “R-1”, “R-2”, “R-3”, “MR” and “MH” Districts.* These district classifications encompass developable or developed land which is or should be used for dwellings.

(A) (1) The “B-1” Business District is primarily intended to accommodate low intensity retail, office and personal service uses adjacent to residential areas within the village. The District is established to provide convenient locations for businesses which generally serve the needs of surrounding residents and the immediate community without disrupting the character of the neighborhood in which the use is located. It is not intended to accommodate retail uses which primarily attract passing motorists.

(2) Compatibility with nearby residences is paramount and should be reflected in the design and site layout of buildings and structures within the district.

(B) The use in the “B-1” District should constitute an integral part of the neighborhood in which it is located and should be a low impact usage.

**§ 151.062 “B-2” OFFICE BUSINESS DISTRICT.**

The “B-2” Office Zoning District is intended to provide for compatible transitional land uses in areas of both residential and limited business use and to provide suitable areas for concentrations of executive office parks and professional and service offices.