Sec. 46-70. - Use regulations within the CR-5, Special Reuse District.

The CR-5 district is not intended to be construed or interpreted to permit a use which is not authorized as a permitted use or a special use in the applicable district where any particular zoning lot or any existing building or structure in question is located, or to permit any use which is expressly or implicitly prohibited by any other provision of this chapter; provided, however, that any rowhouse or townhouse building in any R-3 district in the area formerly constituting Chanute Air Force Base, which lawfully existed on the date of any respective conveyance by the United States of America to any other party of the underlying land, shall be deemed a permitted use within the CR-5 district.

TABLE IV-1

Principal uses	AG	R- 1A	R- 1	R- 2A	R- 2	R- 3	R- 4	M- 1	C- 1	C- 2	C- 3	C- 4	СВ	СВЕ	ОР	CR- 1	CR- 2	CR- 3	CR- 4	I-1	I-2
Agriculture																					
Agriculture, cropping	P ¹⁶									P ¹⁶			P ¹⁶	P ¹⁶	P ¹⁶						
Agriculture, general	Р																				
Artificial lake of one or more acres	P ⁶	P ¹⁰				P ⁶	P ⁶								P ⁶	P ⁶					
Commercial breeding facility	Р		S	S	S	S	S														
Farm equipment sales and service										Р											
Feed and grain (sales only)	Р									Р											
Garden shop	Р								Р	Р	Р		Р	Р			Р				
Grain storage elevator and bins	Р																			P ⁶	P ⁶
Livestock sales facility and stockyards	S																			Р	Р
Medical cannabis cultivation center	Р																S			Р	Р
Mineral extraction, quarrying, topsoil removal and allied activities	S																			Р	Р
Plant nursery or greenhouse ⁷	Р								Р	Р	Р	Р					Р				
Roadside produce sales stand	Р									Р											
Public and Quasi-Publ	ic																				
Church or temple	Р	S	S	S	S	Р	Р		Р	Р				Р	S		Р	Р			
Electrical substation	P ¹³																				
Clinic									Р	Р			Р	Р	Р		Р	Р			
Hospital																	Р	Р			
Methadone treatment facility	S						S			S					S			Р		Р	

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Municipal or government building								Р	Р			Р	Р	Р	Р	Р	Р	Р	Р	P
Administrative offices of nonprofit or governmental, educational and research agencies								Р	Р			Р	Р	Р		Р	Р			
Penal or correctional institution							S				S					Р	S		Р	Р
Police station or fire station	S		S		S	S	S	Р	Р			Р	Р		Р	Р	Р	Р		
Principal use parking garage or lot									Р			Р	Р			Р				
Public or commercial sanitary landfill	S																			
Public elementary, junior high school, or senior high school	S	Р	Р	Р	Р	Р	Р									Р	Р			
Public fairgrounds	S															Р				
Public library, museum or gallery								Р	Р			Р	Р	Р		Р	Р			
Public maintenance and storage garage									Р							Р		Р		
Public park	S	P ¹²	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	S	S					
Radio or television tower and station	S								S		S	S	S			Р			Р	Р
Sewage treatment plant or lagoon	S																		Р	Р
Telephone exchange											Р	Р	Р							
University/college							S		Р					Р			Р			
Utility provider								S	Р		Р	Р	Р			Р			Р	Р
Water treatment plant	S												Р						Р	Р
Business																				
Adult Entertainment																				
Adult entertainment uses									Р			Р	Р							
Food Sales and Service	•																			

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Bakery (less than 2,500 square feet)								P	P	Р		Р	Р	P	P			
Café or deli								Р	Р	Р		Р	Р	Р	Р			
Confectionery (candy) store								Р	Р	Р		Р	Р	P ¹	Р			
Convenience store								Р	Р	Р		Р	Р		Р			
Fast-food restaurant									Р	Р				P ⁵	P ⁵			
Meat and fish market								Р	Р	Р		Р	Р		Р			
Restaurant								Р	Р	Р		Р	Р	Р	Р			
Liquor store ⁵									Р	Р		Р	Р					
Supermarket or grocery store								Р	Р	Р		Р	Р		Р			
Tavern or nightclub									Р	Р		Р	Р					
Wholesale produce terminal															Р		Р	Р
Personal Services																		
Ambulance service									Р			Р	Р					
Barbershop/beauty shop								Р	Р	Р		Р	Р	P ¹	Р			
Dry cleaning or laundry establishment								Р	Р	Р		Р	Р	P ¹	Р			
Health club/fitness								Р	Р	Р		Р	Р	Р	Р			
Laundry and/or dry cleaning pickup								Р	Р			Р	Р	P ¹	Р			
Therapeutic massage parlor									Р			Р	Р		Р			
Medical carrier service									Р			Р	Р		Р			
Mortuary									Р				Р	S				
Pet care/grooming								Р	Р			Р	Р					
Self-service laundry								Р	Р			Р	Р		Р			
Shoe repair shop								Р	Р	P ²		Р	Р		Р			
Tailor and pressing shop								Р	Р			Р	Р		Р			
Professional and Financi	al Serv	vices		'	'	1	1											
Bank/savings and loan association								Р	Р	Р		Р	Р	Р	Р			
Check cashing service								Р	Р	Р		Р	Р	Р	Р			

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Copy and printing service					Р	Р	Р	Р	Р	Р	Р	Р			
Express package delivery distribution center											Р	Р		Р	Р
Packaging/mailing service					Р	Р	Р		Р	Р	Р	Р			
Professional and business office					Р	Р	S		Р	Р	Р	Р			
Vocational, trade or business school						Р		Р	Р	Р	Р	Р	Р		
Retail Trade															
Antique or used furniture sales and service						Р			Р	Р					
Apparel shop					Р	Р	Р		Р	Р		Р			
Art and craft store and/or studio					Р	Р	Р		Р	Р		Р	Р		
Bicycle sales and service					Р	Р	Р		Р	Р		Р			
Bookstore					Р	Р	Р		Р	Р	Р	Р			
Building material sales (all indoors or fenced/screened on concrete or asphalt)						Р	Р	Р	Р	Р		Р			
Department store						Р	Р		Р	Р		Р			
Drugstore					Р	Р	Р		Р	Р		Р			
Appliance sales and service						Р	Р		Р	Р		Р			
Electronics sales and service					Р	Р	Р		Р	Р		Р			
Florist					Р	Р	Р		Р	Р	Р	Р			
Office supplies/equipment sales and service						Р	Р	Р	Р	Р	Р	Р			
Hardware store						Р	Р	Р	Р	Р		Р			
Heating, ventilating, air conditioning sales and service						Р	Р	Р	Р	Р		Р			
Jewelry store					Р	Р	Р		Р	Р		Р			
Medical cannabis dispensary					Р	Р	Р	Р	Р	Р					
Monument sales (excluding stone cutting)						Р		Р	Р	Р					

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Music store									Р	Р	Р		Р	Р					
Pawnshop										Р									
Pet store										Р	Р		Р	Р					
Photographic studio and equipment sales and service									Р	Р	Р		Р	Р		Р			
Shoe store									Р	Р	Р		Р	Р		Р			
Sporting goods									Р	Р	Р		Р	Р		Р			
Stationery, gifts, or art supplies									Р	Р	Р		Р	Р	Р	Р			
Tobacconist									Р	Р	Р		Р	Р		Р			
Variety store									Р	Р	Р		Р	Р		Р			
Video store ⁵										Р	Р		Р	Р	S				
Recreation																			
Athletic training facility, nonresidential										Р			Р	Р		Р	Р	Р	
Athletic training facility, residential							P ¹		P ¹	Р							Р	Р	
Bait sales	Р									Р	Р			Р					
Billiard hall										Р	Р		Р	Р		Р		Р	
Bowling alley										Р	Р		Р	Р		Р	Р	Р	
Camp or picnic area	Р															Р	Р	Р	
Commercial fishing lake		P ¹¹									Р		Р						
Country club or golf course		P ¹²									Р		Р						
Dancing school										Р			Р	Р		Р		Р	
Driving range	Р	P ¹²			Р						Р		Р						
Lodge or private club										Р			Р	Р		Р	Р	Р	
Miniature golf course										Р						Р		Р	
Outdoor commercial recreation enterprise (except amusement park)										Р						Р		Р	
Private indoor recreational development										Р	Р		Р	Р		Р	Р	Р	

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Resort or organized camp														Р	Р		
Riding stable	Р													Р			
Theater, indoor							Р	Р		Р	Р			Р			
Theater, outdoor														Р	Р		
Transportation																	
Airport													Р	Р			
Air freight terminal													Р	Р			
Heliport													Р				
Motor bus station/railroad station							Р			Р	Р		Р	Р			Р
Railroad yard and freight terminal														Р		Р	Р
Truck terminal/truck wash									Р					Р		Р	Р
Vehicular sales and service																	
Automobile accessories (new)							Р	Р	Р		Р						
Automobile salvage yard (junkyard)																Р	Р
Automobile, truck, trailer or boat sales							Р	Р	Р	Р	P ²						
Automobile/truck repair (Minor) ⁸							Р	Р	Р		Р						
Automobile/truck repair (Major) ⁹							Р		Р								
Automobile washing facility							Р	Р	Р	Р				Р			
Gasoline station							Р	Р			Р						
Mobile home sales									Р								
Towing service							S		Р								
Truck stop							S		Р								
Miscellaneous Busines	S																
Auction sales (nonanimal)							Р			Р	Р						
Aviation sales, service or storage													Р	Р			
Cemetery	Р																
Shopping center— Convenience						S	Р	Р			S	S		Р			

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									Р	Р			S			Р				
											Р					Р				
									Р		Р	Р	Р			Р				
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								Р	Р				Р	Р			Р	Р		
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									Р			Р	Р			Р			S	Р
									S		Р					Р			Р	Р
											P ²					Р			Р	Р
									Р				Р			Р				
Р																				
Р									Р											
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community residence, halfway house or hospice and family community residence ¹⁶																				
Dwelling, family community residence			Р		Р	Р	Р													
Dwelling, duplex ³				S		Р	Р													
Dwelling, loft on 2nd and above floors ³										Р			Р	Р						
Dwelling, multifamily				S			Р			Р			Р	Р						
Dwelling, multiple- unit common-lot- line ³			S	S	S	Р	Р								Р					
Dwelling, single- family	Р	Р	Р	Р	Р	Р	Р	Р		S				S						
Dwelling, two-unit common-lot-line ³			S	S	Р	Р	Р													
Home for the aged ¹⁴							Р		Р	Р			Р	Р				Р		
Hotel or motel										Р	Р				Р		S			
Mobile home park								Р												
Mobile home in mobile home park	S							Р												
Nursing home— Assisted living care							Р		Р	Р			Р	Р				Р		
Residential planned unit development		S	S	S	S	S	S													
Shelters (emergency or homeless)										S								Р		
Industrial																				
Aircraft and aircraft parts manufacturing																Р	Р		S	Р
Antennas and towers over 35 ft in height																	Р		Р	S
Bookbinding										P ¹							Р		Р	Р
Breweries										P ¹							Р			Р
Building materials manufacturing including gypsum																				P

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Building paper, paper containers and similar products manufacturing												Р	Р
Operation of cartage and express facilities										Р		Р	Р
Confectionery products manufacturing and packaging						P ¹		P ¹		P		Р	Р
Electrical and electronic machinery, equipment and supplies manufacturing										P		Р	Р
Electronics and related accessories - Applied research and limited manufacturing						P ¹	Р			Р		Р	Р
Engineering, laboratory, scientific, and research instruments manufacturing						P1	Р			P			Р
Grain mill products manufacturing and packaging										Р			Р
Household and office furniture manufacturing						P ¹				Р		S	Р
Industrial PUD										S		S	S
Jewelry, costume jewelry, novelties, silverware and plated ware manufacturing and processing						P1				P			Р
Aboveground LP tanks and tanks for storage of other flammable liquids and gases used on premises for production purposes only										S		Р	Р
Light assembly manufacturing, 50,000 gross square									Р	Р		Р	Р

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feet or less														
Light assembly manufacturing, more than 50,000 gross square feet								S		S	Р		Р	Р
Manufacturing of automobiles/trucks, automobile parts and accessories											Р			Р
Manufacturing of recreational vehicles (boats, 4- wheelers, ATV's, etc) parts and accessories											Р		Р	Р
Manufacturing, processing, compounding or packaging of chemicals and/or abrasives											P			P
Acid manufacturing													S	Р
Concrete ready-mix plants													Р	Р
Machinery and machine tools manufacturing											Р		Р	Р
Metal finishing plants											Р		Р	Р
Metal reduction and refinement and metal stamping											Р		Р	Р
Manufacturing, processing and packaging of pharmaceutical products											P		Р	Р
Carpet and flooring products manufacturing											Р		Р	Р
Agricultural including greenhouses, nurseries or truck gardens											P		Р	Р
Public transit and utility facilities											Р		Р	Р
Railroad facilities, excluding passenger stations, truck terminals and											P		Р	Р

1				1	 1								
warehousing													
Manufacturing and processing of athletic equipment and related products							P ¹			Р		Р	Р
Manufacturing and processing apparel and related finished products manufacturing										Р		Р	Р
Mechanical measuring and controlling instruments manufacturing										Р		Р	Р
Miscellaneous finished products manufacturing including home products, canvas products, decorative textiles, luggage, umbrellas, and similar products										P		P	P
Motion picture production studio					S					Р		Р	Р
Musical instruments and allied products manufacturing										Р		S	Р
Office and artists materials manufacturing (except paints, inks, dyes and similar products)										Р		Р	Р
Optical instruments, lenses & equipment manufacturing										Р		Р	Р
Petroleum bulk plants									S	S		S	S
Photographic equipment and supplies manufacturing										Р		Р	Р
Printing and publishing plants for newspapers, periodicals, books, stationery, and commercial printing					P ¹	Р				Р		Р	Р

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Production and fabrication of: graphite products, paper products, plastic products, rubber products, soap products, tobacco products and wood products																Р				P
Signs and advertising display manufacturing												Р				Р			Р	Р
Surgical, medical, dental and mortuary instruments and supplies manufacturing																Р			Р	Р
Theoretical and applied research, development and prototype light manufacturing of the following: drugs, chemicals food products, rubber and petroleum products, light fabricated metal products, electrical products, physical and aerospace sciences, wood and paper products and plastic products														S		P			P	P
Manufacturing of tools and hardware																			Р	Р
Watches, clocks and clockwork operated devices manufacturing										P ¹						Р			Р	Р
Wool, cotton, silk and manmade fiber manufacturing																Р				Р
All other industrial uses																S			S	S

¹ Use permitted by right when the gross square footage of the use is 3,500 square feet or less per floor.

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² Use permitted by right when the gross square footage of the use is 6,000 square feet or less per floor,No outside storage of any kind; no outside truck parking.

³ See Sections R-1, R-2, R-2A and R-3 for lot area and width regulations for duplex and common-lot line dwelling units.

⁴ Fenced in and screened with mature landscaping and trees, parking on the street in front of the facility will be prohibited

- ⁵ No drive through.
- ⁶ Used as an accessory use only not primary use.
- ⁷ No outside storage.
- ⁸ Auto repair, minor shall mean replacement of parts maintenance, and repair services to passenger cars and trucks not exceeding 1½ tons capacity, excluding activities defined herein as major automobile repair.
- ⁹ Auto repair, major shall mean general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers; collision services, including body, frame, or fender-straightening, and repair; vehicle painting, or paint shop; for five or more vehicles per month; servicing to trucks exceeding 1½ tons capacity.
- ¹⁰ Purpose is only for storm detention/retention of approved subdivision.
- ¹¹ Purpose is for general public to fish in storm detention/retention basins.
- ¹² For residential use, it will be permitted only in connection to an approved residential subdivision.
- ¹³ For village public utilities only in connection to an approved subdivision.
- ¹⁴ Provided that all other village codes are satisfied.
- ¹⁵ Group community residence, halfway house or a hospice and family community residence proposed to be located within 500 feet of another existing community residence. Note: A family community residence is up to eight individuals. A group community residence is nine to 15 individuals.
- ¹⁶ Growing of agricultural cropping such as corn, beans, grass for hay and wheat prior to property being subdivided and platted is permissible.

Note: In CB district, no drive-through windows will be allowed.

Note: Housing is still included in C-2 district.

(Ord. No. 2154, tit. V, § 7, 8-12-2008; Ord. No. <u>2392</u>, § 2b, 9-9-2014)

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