

Shiloh - Land Usage

§ 151.046 SCHEDULE A: PERMITTED AND SPECIAL USES.

<i>Zoning Districts</i>	<i>Permitted</i>	<i>Special Uses</i>
<p>“NU” Non-Urban</p>	<ul style="list-style-type: none"> • Agriculture, but not including commercial feed lots or processing plants • Farmsteads • Single-family dwellings • Accessory uses, in accordance with § 151.039 	<ul style="list-style-type: none"> • Agriculture-related businesses • Animal shelter/care facilities • Cemeteries • Commercial and private park and recreation areas and facilities • Day-care centers and nursery schools government uses • Patient care facilities • Schools • Transportation, communications and utility substations • Pole barns, not to exceed 5,000 square feet • Churches and places of worship • Telecommunications tower and facilities, where the property is owned by the village or a public school or public school district and where the tower and facilities will qualify as a disguised support structure • Factory built modular single-family home if all of the following conditions are met: not visible from a public street, at least a 60-foot tree perimeter buffer, not visible from adjoining properties from the first floor window and conforming to the factory built housing, modular definition found within this code. • Adult-use cannabis craft grower/cultivation center
<p>“CE” Country Estates</p>	<ul style="list-style-type: none"> • Single-family dwelling • Accessory uses, in accordance with § 151.039 	<ul style="list-style-type: none"> • Churches and places of worship • Day-care centers and nursery schools • Government uses • Planned residential development • Pole barns, subordinate to main structure, no greater than 50% of the square footage of the main floor of the single-family dwelling
<p>“R-1” and “R-2” Residential</p>	<ul style="list-style-type: none"> • Single-family dwelling • Accessory uses, in accordance with § 151.039, not to exceed a 24 x 24 two-car garage 	<ul style="list-style-type: none"> • Churches and places of worship • Community centers • Day-care centers and nursery schools • Government uses • Libraries • Public and semi-public park and recreation areas and facilities • Schools • Planned residential development
<p>“R-3” Residential</p>	<ul style="list-style-type: none"> • Single-family dwelling • Accessory uses, in accordance with § 151.039, not to exceed a 24 x 24 two-car garage 	<ul style="list-style-type: none"> • Same as “R-1” special uses • Cemeteries • Civic and social organizations • Day-care centers and nursery schools • Nursing homes and convalescent centers • Transportation, communication and utility substations
<p>“MR” Multiple-Family Residential</p>	<ul style="list-style-type: none"> • Duplexes • Multi-family dwellings of three to six units • Group home for the handicapped • Factory-built housing, modular • Single-family dwellings • Uniplex, in accordance with § 151.185 • Accessory uses, in accordance with § 151.039, not to exceed a 24 x 24 two-car garage 	<ul style="list-style-type: none"> • Multi-family dwellings of seven or more units • Planned residential development
<p>“MH” Mobile Home Residential</p>	<ul style="list-style-type: none"> • Mobile homes and doublewides • Factory built housing, modular • Accessory uses, in accordance with § 151.039, not to exceed a 24 x 24 two-car garage 	<ul style="list-style-type: none"> • Same as “R-3” special uses • Mobile home parks • Planned residential development • Recreational vehicle parks

<i>Zoning Districts</i>	<i>Permitted</i>	<i>Special Uses</i>
<p>“B-1” Neighborhood Business</p>	<ul style="list-style-type: none"> • Retail trade and personal service businesses establishments intended to serve the immediate neighborhood and community within the vicinity of the business use • Modular commercial structures • Professional and business offices • Government uses 	<ul style="list-style-type: none"> • Churches and places of worship • Schools and educational institutions, public and private • Day care • Residential health care • Restaurants • Other special uses consistent with the purpose and intent of the “B-1” District • Planned commercial development • Adult-use cannabis business establishment
<p>“B-2” Office Business</p>	<ul style="list-style-type: none"> • Professional offices including doctors, lawyers, dentists, accountants, financial services and similar uses • Travel agencies • Office parks • Corporate offices • Insurance offices • Real estate offices • Photography • Governmental offices • Chiropractic offices • Hospitals • Modular commercial structures • Service oriented business • Convenience stores 	<ul style="list-style-type: none"> • Permitted uses in the “B-1” Districts • Churches and places of worship • Residential health care • Day care • Restaurants • Utility substations • Schools, educational institutions • Other special uses consistent with the purpose and intent of the “B-2” District • Planned commercial development • Adult-use cannabis business establishment
<p>“B-3” Highway Business</p>	<ul style="list-style-type: none"> • Permitted uses in the “B-2” Districts • Banks, financial and insurance services • Retail trade • Restaurants, including drive through • Offices, service and professional • Convenience stores with gasoline sales • Grocery stores • Government uses • Modular commercial structures • Single-family dwellings built prior to 1999 	<ul style="list-style-type: none"> • Permitted uses in the “B-1” Districts • Churches and places of worship • Educational institutions and services • Civic and social institutions • Taverns and package liquor stores • Residential health care • Restaurants with liquor licenses • Other special uses consistent with the purpose and intent of the “B-3” District • Planned commercial development • Day care • Adult-use cannabis business establishment
<p>“B-4” General Business</p>	<ul style="list-style-type: none"> • Permitted uses in the “B-3” Districts, except permitted uses in the “B-2” Districts • Shopping malls • Restaurants with liquor licenses • Automobile sales and repair • Marine (boat) sales • Service establishments to include banks, brokerages, insurance • Health services to include emergency clinics • Grocery stores • Hotels, motels • Tire service stores • Discount stores • Gas stations • Drive through facilities 	<ul style="list-style-type: none"> • Permitted uses in the “B-1” and “B-2” Districts • Any commercial use requiring outdoor storage and/or sales • Planned commercial development • Taverns • Package liquor • Other special uses consistent with the purpose and intent of the “B-4” District • Planned commercial development • Day care • Adult-use cannabis business establishment

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<p>“PB” Planned Business</p>	<ul style="list-style-type: none"> • Agriculture, single-family housing units and government units (on lots of not less than three acres) • Churches and places of worship • 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) 	<ul style="list-style-type: none"> • 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 • Schools and educational institutions (public and private) • Civic and social institutions • Retail establishments in which package liquor sales are incidental to other goods sold. • Residential health care facilities • Day-care facilities • 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 • Adult-use cannabis business establishment
<p>“LI” Light Industrial</p>	<ul style="list-style-type: none"> • Assembly and fabrication • Any commercial use outdoor storage and/or sales • 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 • Wholesaling/warehousing • Industrial and construction supply • Tool and die manufacturing • Cold storage • Carpenter shops, furniture refinishing • Publishing and printing • Modular industrial structures 	<ul style="list-style-type: none"> • Adult uses • Manufacturing (other than tool and die) • Food processing • Planned industrial development • Recreational vehicle parks • Junk yards • Salvage yards • Other special uses consistent with the purpose and intent of the “I-1” District • Self storage buildings, subject to architectural appearance approval of the Village Board • Adult-use cannabis business establishment