
Chapter 5

Development Districts

Article 5.1

DEVELOPMENT DISTRICTS

5.1.1. Establishment of Zones. In order to carry out the recommendations of the Richmond Comprehensive Plan and the purposes and provisions of this Title, the Village of Richmond is hereby divided into the following development districts:

- A. **AGRICULTURE AND CONSERVATION DISTRICT.** It is recognized that the public health and welfare of the citizens of the Village of Richmond and McHenry County, as well as community character, are greatly dependent upon the sustenance and economic benefits provided by a viable agricultural industry and the protection of natural resources in the planning area. The intent of this district is to ensure that land areas in the Village which are well suited for production of food and fiber are retained for such production, and that those locations in the landscape that provide habitat and critical environmental resources are unimpeded by the establishment of incompatible uses which would hinder farming operations and irretrievably deplete agricultural lands or sensitive environmental landscape features and resources. Residential and non-residential buildings and uses of land are limited to an accessory role to the primary function of agriculture and natural resources conservation in this District. The map symbol and short name for the Agriculture and Conservation District shall be "T-1 District."
- B. **RURAL DEVELOPMENT DISTRICT.** The Rural Development District is established to provide and maintain areas primarily for development of very low-density single-family residences. However, smaller lots and attached single-family and multiple-family dwellings and non-residential uses may be permitted in this district when served by municipal water and sewer systems according to the lot development criteria established for the building typologies permitted in this district. The application of conservation design and traditional neighborhood design principles is required in this district regardless whether development is served by municipal water and sewer utilities. The map symbol and short name for this district shall be "T-2 District."
- C. **VILLAGE DEVELOPMENT DISTRICT.** The Village Development District is established to provide and maintain areas primarily for development of low-density single-family residences served by municipal water and sewer systems, but smaller lots and attached single-family and multiple-family dwellings and appropriately located and scaled commercial uses may be permitted in this district according to the lot development criteria established for the for the building typologies permitted in this district. It is the intent of this District to provide diversity in lot sizes, building typologies and thoroughfares, and establishes a public realm and built environment that is human scaled. The application of conservation design and traditional neighborhood design principles is required in this district. The map symbol and short name for this district shall be "T-3 District."
- D. **GENERAL DEVELOPMENT DISTRICT.** The General Development District is established to provide and maintain areas for development of mixed-used neighborhoods served by municipal water and sewer systems according to the lot development criteria established for the for the building typologies permitted in this district. It is the intent of this District to provide diversity in lot sizes, building typologies, parks and thoroughfares, and establishes a public realm and built environment that is human scaled. The application of conservation design principles is recommended; the application of traditional

neighborhood design principles in this district is required. The map symbol and short name for this district shall be "T-4 District."

- E. NEIGHBORHOOD CENTER DISTRICT. The Neighborhood Center District is established to provide and maintain areas for compact high density mixed-used development served by municipal water and sewer systems according to the lot development criteria established for the for the building typologies permitted in this district. The application of traditional neighborhood design principles in this district is required. The Neighborhood Center District should be generally located at the intersection of primary thoroughfares to be economically viable and to and provide shopping, employment and civic uses and opportunities to a diverse and sizable population within a one-quarter mile walk of the District. The map symbol and short name for this district shall be "T-5A District."
- F. TRANSIT-ORIENTED DEVELOPMENT DISTRICT. The Transit-Oriented Development District is established to provide and maintain areas for compact high-density mixed-used development within one-quarter mile of a transit stop and served by municipal water and sewer systems and designed according to the lot development criteria established for the for the building typologies permitted in this district. The application of traditional neighborhood design principles in this district is required. The map symbol and short name for this district shall be "T-5B District."
- G. INDUSTRIAL DISTRICT. The Industrial District is established to provide standards and locations exclusively for a wide range of manufacturing, warehousing, processing, production, assembly, research, testing, logistics, and office uses generating a minimum of noise, glare, dust, odor, vibration, air and water pollutants, fire, explosion and radioactive hazards and nuisances. The map symbol and short name for this district shall be "T-6 District."
- H. CENTRAL BUSINESS DISTRICT. The Central Business District is established to provide standards for development to maintain a wide range of businesses and services; to protect and maintain the economic viability of the established commercial neighborhood; address the preservation of the use, value and enjoyment of property in adjoining residential districts; and, to maintain the central commercial core area as the commercial, social, civic, cultural and historic focus of the Village and its environs. It is the intention of this district to provide for an ongoing update of a mix of business, office, government and residential uses to encourage traditional social, cultural and civic functions in the Village. This district shall include, and is generally bounded by, the properties having frontage along Main Street between the north branch of Nippersink Creek on the north, George Street on the south, and the abandoned railroad right-of-way on the west as shown on the Richmond Comprehensive Plan Future Land Use Map. The map symbol and short name for this district shall be "CB District."
- I. GENERAL BUSINESS DISTRICT. The General Business District is established to provide locations and standards for a wide range of retail, food service, service and repair businesses for community residents and outlying market areas. Such districts shall be generally concentrated around intersections along arterial thoroughfares. Development in this District is served by municipal water and sewer systems and designed according to the lot development criteria established for the district. The application of conservation design and traditional neighborhood design principles in this district is recommended. The map symbol and short name for this district shall be "GB District."
- J. ESTATE RESIDENTIAL DISTRICT. The Residential Estate District is established to provide and maintain areas for development of very low-density single-family residences on generally uniform lots and generally established prior to December 31, 2007. This district is intended for the exclusive development of large lot detached single-family residences served by municipal water and sewer systems. The map symbol and short name for this district shall be "ER District."
- K. SINGLE-FAMILY RESIDENTIAL DISTRICT. The Single-Family Residential District is established to provide and maintain area for development of low-density single-family

residences on generally uniform lots and generally established prior to December 31, 2007. This district is intended for the exclusive development of large lot detached single-family residences served by municipal water and sewer systems. The map symbol and short name for this district shall be "R-1 District."

- L. TWO-FAMILY RESIDENTIAL DISTRICT. The Two Family Residential District is established to provide standards and to maintain areas for development of two family residential neighborhoods established prior to December 31, 2007. This district is predominantly attached single-family dwellings in character and appearance served by municipal water and sewer systems. The map symbol and short name for this district shall be "R-2 District."
- M. HIGH DENSITY RESIDENTIAL DISTRICT. The High Density Residential District is established to provide locations and standards to maintain areas for development of a wide range and variety of residential neighborhoods, generally established prior to December 31, 2007. This district is predominantly attached single-family dwellings and multiple-family buildings in character and appearance and is served by municipal water and sewer systems. The map symbol and short name for this district shall be "R-3 District."
- N. HERITAGE PRESERVATION OVERLAY DISTRICT. The Heritage Preservation Overlay District is an overlay district established to encourage the restoration, preservation, rehabilitation and conservation of neighborhoods, districts, buildings, sites and objects of historical and/or architectural significance and to prevent the decline, decay and/or demolition of such neighborhoods, districts, buildings, sites and objects. In order to enhance the attractiveness and character of the Village for its residents and visitors and to support and enhance the Village's business, commerce, and industry, it is the intent of this district to create a process to review designs for buildings and property improvements in Village neighborhoods having landmarks or representing elements of the Village's economic, social, cultural, and political past. All uses permitted in the underlying zoning districts shall be permitted in the Heritage Preservation Overlay District. Regulations promulgated under the authority of this district shall not be construed to further regulate the use of structures in the underlying zoning districts. The map symbol and short name for this district shall be "HPO District."
- O. PLANNED SUBURBAN RESIDENTIAL DISTRICT. The Planned Suburban Residential District is established to provide locations and standards to maintain areas for development of a wide range and variety of residential neighborhoods, generally established prior to December 31, 2007. Any area classified as Planned Suburban Residential District shall be developed and limited in overall density by means of an annexation agreement, development agreement, recorded covenant or other written means approved by the Village Board. The map symbol and short name for this district shall be "PSR District."
- P. COMMERCIAL, OFFICE, RESEARCH, INDUSTRIAL DISTRICT. The Commercial, Office, Research, Industrial District established to provide locations and standards to maintain areas for development of a variety of office, research and light industrial uses, together with commercial development, generally established prior to December 31, 2007. Any area classified as Commercial, Office, Research, Industrial District shall be developed and limited in overall intensity by means of an annexation agreement, development agreement, recorded covenant or other written means approved by the Village Board. The map symbol and short name for this district shall be "CORI District."

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Article 5.2

Permitted Uses

- 5.2.1. Table of Permitted Uses.** Use of a building, structure or land shall be allowed only in the development districts indicated and for the purposes specified in the following Table of Permitted Uses. Each use is mutually exclusive and does not encompass other uses listed in the Table. A principal use listed in the Table in any district denoted by the letter “P” is permitted by right provided all other requirements of state law, this Title, and all other applicable ordinances and regulations of the Village of Richmond Municipal Code have been satisfied. A principal use listed in the Table of Permitted Uses in any district denoted by the letter “S” is a Special Use and permitted only subject to the provisions of Article 4.3. A principal use listed in the Table of Permitted Uses in any district denoted by the letter “T” is a temporary use and permitted only subject to the provisions of Section 6.3.1. A use of building, structure or land not indicated by either “P” or “S”, or “T” is not allowed in that district.

PERMITTED USE TABLE													
USE CATEGORIES	ZONING DISTRICTS												
1. AGRICULTURE USES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Agriculture Equipment Sales, Rental, Service	S						P		S				
Animal Hospital	P						P		P				
Animal Shelter	P						P						
Apiculture	P												
Aquaculture	P						P						
Breeding, Raising, Feeding Farm Animals, but excluding commercial feed lot operations	P												
Dairying, excluding processing, pasteurization and distribution activities	P												
Dog Grooming	P				P	P			P				
Equestrian School, Stable	P												
Farm Homestead	P												
Farm Stand	T				T	T			T				
Farm Supply Store	P												
Fish Hatcheries	P						P						
Floriculture	P												
Fruit & Vegetable Stand	T				T	T			T				
Garden Supply Store	P						P		P				
Grain Storage, accessory to farming operations	P												
Grain Storage, commercial	S						S						
Greenhouses, Retail	P						P		S				
Greenhouses, Wholesale	P						P						
Kennel, Cattery for five or more animals	P						P		S				
Lawn and Garden Services	P						P		P				
Nursery, Sod, Tree	P												
Orchards	P												
Pasturage	P												
Research or Experimental Farms	P												
Retail Sale of Agricultural Products Produced on the Premises, accessory to principal farming operations	P												
Truck Garden Crops	P												
Veterinary Clinic	P						P		P				
Viticulture	P												

2. BUSINESS SERVICES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Establishments engaged in the provision of assistance, as opposed to products, to individuals, business, industry government and other enterprises, except as otherwise provided in this Table				P	P	P	P	P	P				
Guard Service, excluding canines					P	P	P	P	P				
Guard Service, including canines							P						

KEY: P = Permitted S = Special Use T = Temporary

PERMITTED USE TABLE (continued)

USE CATEGORIES	ZONING DISTRICTS												
	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
3. CONSTRUCTION USES													
Building Services and Supplies							P						
Building Services and Supplies w/Outdoor Storage, Display							P						
Concrete Plants	S						S						
Contractor's Office							P		P				
Contractor's Office, Yard w/o Outdoor Storage							P		P				
Contractor's Office, Yard w/Outdoor Storage							P						
Fuel and Fuel Oil Dealer							S						
Lumber Yard, Retail							P		P				
Mineral Mining	S						S						

USE CATEGORIES	ZONING DISTRICTS												
	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
4. FINANCE, INSURANCE, & REAL ESTATE													
Uses which are engaged in the finance, insurance and real estate services, except as provided otherwise in this Table					P	P		P	P				
Automated Teller Machines, Accessory and inside another use or building					P	P	P	P	P				
Automated Teller Machines, Freestanding or Drive-up					S	S	S	S	S				

USE CATEGORIES	ZONING DISTRICTS												
	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
5. FOOD SERVICES													
Bakery Shop				P	P	P		P	P				
Banquet Halls						P	P		P				
Candy and Confectionary Store					P	P		P	P				
Catering Establishment where food is prepared on the premises for consumption elsewhere						P	P		P				
Dairy Products Store					P	P		P	P				
Delicatessen				P	P	P		P	P				
Farmer's Market					T	T		T	T				
Food Locker-Rental						P			P				
Grocery/Food Store					P	P		P	P				
Grocery/Food Store, gross floor area of 25,000 sq ft or more						P			S				
Ice Cream Store				P	P	P		P	P				
Liquor Store					S	S			S				
Meat Market (Butcher Shop)					P	P		P	P				
Outdoor Cafes, accessory to a restaurant, delicatessen, bakery, ice cream store or other retail use not requiring a liquor license				P	P	P		S	S				
Outdoor Cafes, accessory to a restaurant, tavern, pub, on-site brewery, or other food service use having a liquor license					S	S		S	S				
Restaurant, with On-Site Brewery ("Brew-Pub")					P	P		P	P				
Restaurants, seating less than 100 persons				P	P	P	P	P	P				
Restaurants, seating 100 or more persons					S	S		S	S				

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PERMITTED USE TABLE (continued)													
USE CATEGORIES	ZONING DISTRICTS												
6. GOVERNMENT USES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Airport	S						S		S				
Fire Station	S	S	S	S	S	S	S	S	S	S	S	S	S
Library					P	P	P	P	P				
Parks, playgrounds, athletic fields	P	P	P	P	P	P	P	P	P	P	P	P	P
Parks, athletic fields - Lighted for competition purposes	S	S	S	S	S	S	S			S	S	S	S
Police Station, Substation	S	S	S	S	S	S	P	S	S	S	S	S	S
Post Office, full service					S	S		S	S				
Post Office, customer services only					P	P	P	P	P				
Post Office, carrier operations only							P		P				
Public Works Garage, Maintenance Shop, or Yard	S				S	S	P		S	S	S		
School, Elementary, Secondary, Post-Secondary (public or private)	S	S	S	S	S	S				S	S	S	S
Vocational Schools (public or private)						P	P		P				

7. MANUFACTURING	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Uses which involve the manufacture, processing, production, assembly, fabrication, and/or distribution of goods, provided same complies with Section 5.4, Performance Standards, and Conditions of Use, and all lot development standards, except as specifically identified otherwise in this Table							P						
Uses Which Draw, Roll, Extrude, Cast, Forge, Heat Treat, Electroplate, Plate, Anodize, or Color Ferrous and Non-Ferrous Metals, except as specifically identified otherwise in this Table							P						
Junk Yard							S						
Motor Vehicle Wrecking Yard							S						
Recycling, Reprocessing Used Batteries							S						
Petroleum Refining, Processing, Storage							S						
Sawmill	P						P						
Solid Waste Transfer Station							S						
Recycling Center							S						
Recycling Collection Center, accessory to another use				P	P	P	P		P				
Recycling Collection Center, principal use						P	P		P				
Warehouses							P						

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PERMITTED USE TABLE (continued)													
USE CATEGORIES	ZONING DISTRICTS												
8. MOTOR VEHICLE USES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Automobile Rental/ Leasing Office					P	P			P				
Automobile Sales and Rental, New and/or Used, including accessory repair and body shop operations							P	S	P				
Auto Parts Store, no repairs permitted on premises					P	P	P		P				
Boat Sales, Rental, Service							P		P				
Car Wash, Automatic/Mechanical					P	P	P		P				
Car Wash, Automatic/Mechanical, within 660 feet of a residential lot					S	S	S		S				
Car Wash, Manual					P	P	P		P				
Car Wash, Manual, within 660 feet of a residential lot					S	S	S		S				
Fuel Station					P	P	P		P				
Fuel Station within 660 feet of a residential lot					S	S	S		S				
Motorcycle Sales/Service/Rental					P	P	P		P				
Motor Vehicle Accessories Store					P	P	P		P				
Motor Vehicle Body Shop							P		S				
Motor Vehicle Mini-Mart					P	P	P		P				
Motor Vehicle Mini-Mart within 660 feet of a residential lot					S	S	S		S				
Motor Vehicle Repair Facility					P	P	P		P				
Recreational Vehicle/Camper Sales, Service, Rental							P		P				
Service Station					P	P	P		P				
Service Station within 660 feet of a residential lot					S	S	S		S				
Tire, Battery & Accessory Store							P		P				
Towing Service, with on-site vehicle impoundment							S						
Towing Service, without on-site vehicle impoundment					P	P	P		P				
Truck Sales, New and/or Used, including accessory repair and body shop operations							P		P				
Truck Service, Repair							P		P				

9. OFFICES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Establishments maintained by a member of a professional organization for the conduct of that profession, except as specifically identified otherwise in this Table					P	P	P		P				
Business Offices					P	P	P		P				
Government Offices					P	P	P		P				
Offices, professional, government, business, on second floor or higher					P	P	P	P	P				

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PERMITTED USE TABLE (continued)													
USE CATEGORIES	ZONING DISTRICTS												
10. PERSONAL SERVICES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Establishments engaged in the provision of frequent or recurrent needed services of a personal nature, except as specifically identified otherwise in this Table				P	P	P		P	P				
Day Care Center		P	P	P	P	P	P	P	P	P	P	P	P
Dentist's Office/Clinic					P	P		P	P				
Doctor's, Surgeon's, Physician's Office/Clinic					P	P		P	P				
Funeral Home					S	S	S	S	S				
Funeral Home w/Crematorium							S		S				
Nursery School		P	P	P	P	P	P	P	P	P	P	P	P
Personal Instruction					P	P		P	P				

11. RECREATION & ENTERTAINMENT USES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Adult Business, subject to Article 4.3							S						
Amusement Arcade					P	P			P				
Amusements, Coin-operated, accessory					P	P	P	P	P				
Amusement Park									S				
Ballroom/Dance Hall						P			P				
Billiard/Pool Hall					P	P			P				
Bowling Alley					P	P			P				
Campground	S												
Circuses, Carnivals	T	T	T	T	T	T	T	T	T	T	T	T	T
Cocktail Lounge					S	S		S	S				
Commercial Recreation	S								S				
Golf Course, Public/Private, including accessory clubhouse, restaurant, lounge, bar, pro shop and banquet facilities	S	S	S	S	S	S				S	S	S	S
Golf Driving Range	S	S	S	S	S	S			S	S	S	S	S
Gun/Archery Range, Indoor	P						P		P				
Gun/Archery Range, Outdoor	S												
Health Club, Public/Private	P				P	P			P				
Hunting Club, Private	S												
Live Entertainment Establishment					P	P			P				
Membership Clubs, other than Sport and Recreation	S				P	P			P				
Membership Sport and Recreation Clubs	S				P	P			P				
Movie Theater					S	S			S				
Night Club					S	S			S				
Performance Theater					S	S		S	S				
Physical Fitness Facilities					P	P			P				
Recreation Equipment Sales, Service, Rental					P	P		P	P				
Skating Rink, Ice or Roller Skating					P	P			P				
Tavern, Pub					S	S		S	S				

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PERMITTED USE TABLE (continued)													
USE CATEGORIES	ZONING DISTRICTS												
12. RESIDENTIAL USES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Accessory Cottage/Office	P	P	P	P	P	P							
Bed & Breakfast Inn	S	S	S	S	S	S		S	S	S	S	S	S
Convalescent, Nursing Home, Rest Home				S	S	S				S	S	S	S
Convents, Rectories, Parish Houses		P	P	P	P	P			P	P	P	P	P
Day Care Home, Licensed by IL DCFS	P	P	P	P	P	P				P	P	P	P
Development Sales Office/Model Home(s)		T	T	T	T	T		T	T	T	T	T	T
Dwelling Units, Attached Single-family		P	P	P	P	P							P
Dwelling Units, Detached Single-family	P	P	P	P	P	P				P	P	P	P
Dwelling Units, Multiple-family			S	S	P	P		P					P
Dwelling Units when Business uses occupy the ground floor				P	P	P		P					
Group Homes		P	P	P	P	P				P	P	P	P
Home-Based Business, in accordance with Article 6.4	P	P	P	P	P	P		P	P	P	P	P	P
Hotel					P	P		P	P				

13. WHOLESALE USES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Enterprises engaged in the display, storage, and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment, provided use and operation comply with Section 5.4, Performance Standards and Conditions of Use and lot development standards, except as specifically identified otherwise in this Table							P						
Truck Freight Terminal							S						
Freight Forwarding Service, w/Terminal							S						
Freight Forwarding Service, w/o Terminal							P						

14. RETAIL USES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Enterprises that are devoted in whole or in part to the sale, rental, or servicing of goods or commodities which are normally delivered or provided on the premises to a consumer, except as specifically identified otherwise in this Table				P	P	P		P	P				
Showroom, Display Room					P	P	P		P				
Tombstone and Monument Sales							P		P				

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PERMITTED USE TABLE <i>(continued)</i>													
USE CATEGORIES	ZONING DISTRICTS												
15. TRANSPORTATION & UTILITY USES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Bus Charter Services Office/Dispatch					P	P	P		P				
Bus Charter Services Garage							P						
Bus Station						P	P		P				
Cartage Services							P						
Commercial, Radio, Microwave Antenna Towers	S	S	S	S	S	S	S	S	S	S	S	S	S
Helipad, Helistop	S	S	S	S	S	S	S	S	S	S	S	S	S
Livery Service Operator's Office/Dispatch					P	P	P	P	P				
Livery Service Garage							P		P				
Personal Wireless Communication Facilities not on Municipal Property	S	S	S	S	S	S	S	S	S	S	S	S	S
Personal Wireless Communication Facilities on Municipal Property	P	P	P	P	P	P	P	P	P	P	P	P	P
Radio & TV Broadcasting Studio					P	P	P		P				
Recording Studios					P	P	P		P				
Shipping Container Storage							S						
Taxicab Operator Office w/garage							P		P				
Taxicab Operator Offices					P	P	P	P	P				
Taxicab Stand, not occupying any required off-street parking spaces					P	P	P	P	P				
Telegraph Office					P	P	P	P	P				
Towing Service, with on-site vehicle impoundment							S						
Towing Service, without on-site vehicle impoundment					P	P	P		P				
Truck Trailer Storage, subject to requirements of Section 5.2.X							P						
Utility Facility, Small	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facility, Medium and subject to requirements of Section 5.2.X	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facility, Large	S	S	S	S	S	S	S			S	S	S	S
Warehouse & Distribution Center (Logistics Facility)							P						

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PERMITTED USE TABLE (continued)													
USE CATEGORIES	ZONING DISTRICTS												
16. Building Typologies	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
The following building typologies are permitted subject to the Conditions of Use, Section 5.2, and the requirements and notes in Section 6.5.1 for the respective building typology													
SINGLE-FAMILY BUILDINGS													
Type 1 Building, Small Detached House		P	P	P	P	P							
Type 2 Building, Small Detached House		P	P	P	P	P							
Type 3 Building, Small Sideyard House		P	P	P		P							
Type 4 Building, Large Sideyard House		P	P	P		P							
Type 5 Building, Large Detached House		P	P	P		P							
Type 6 Building, Large Detached House		P	P	P									
Type 7 Building, Large Detached House		P	P	P									
Type 8 Building, Large Detached House											P		
Type 9 Building, (Reserved)													
Type 10 Building, Large Estate House	P									P			
Type 11 Building, Estate House	P	P	P	P									
Type 12 Building, Small Attached House												P	
Type 13 Building, Small Attached House		P	P	P	P	P							
Type 14 Building, Medium Attached House		P	P	P	P	P							
Type 15 Building, Large Attached House		P	P	P	P	P							
Type 16 Building, Small Attached Townhouse		P	P	P	P	P							
Type 17 Building, Large Attached Townhouse		P	P	P	P	P							
Type 18 Building, Large Attached Townhouse		P	P	P	P	P							
Type 19 Building, Stacked Flat (Duplex)		P	P	P	P	P							
MULTIPLE-FAMILY BUILDINGS													
Type 20 Building, Multiple-Family Building													P
Type 21 Building, Small Multiple-Family Building		P	P	P	P	P							
Type 22 Building, Large Multiple-Family Building		P	P	P	P	P							
Type 23 Building, Courtyard Multiple-Family Building		P	P	P	P	P							
NON-RESIDENTIAL BUILDINGS													
Type 24 Building, Small Commercial Shop		P	P	P	P	P							
Type 25 Building, Small Commercial Shop								P					
Type 26 Building, General Commercial Building									P				
Type 27 Building, Industrial Building							P						
Type 28 Building, Lodging Building					P	P			P				
Type 29 Building, Fuel Station/Mini-Mart Building, provided a Special Use Permit is granted where required in Part 8 of this Table					P	P	P		P				

KEY: P = Permitted S = Special Use T = Temporary

PERMITTED USE TABLE (continued)													
USE CATEGORIES	ZONING DISTRICTS												
17. MISCELLANEOUS USES	T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Buildings, Structures exceeding 45 feet in height	S	S	S	S	S	S	S	S	S	S	S	S	S
Cemetery, Mausoleum, Columbarium	S	S	S	S						S	S		
Christmas Tree Sales	T				T	T	T	T	T				
Churches, Other Places of Worship having a total worship area accommodating less than 400 persons		P	P	P	P	P			S	P	P	P	P
Churches, Other Places of Worship having a total worship area accommodating 400 or more persons		S	S	S	S	S			S	S	S	S	S
Community Building			P	P	P	P	P	P					
Crematorium	S	S	S	S			S			S	S		
Garage Sales, Estate Sales, Auctions, Sidewalk Sales	T	T	T	T	T	T	T	T	T	T	T	T	T
Hospital						S	S		S				
Meeting Hall				P	P	P		P	P				
Mini-warehouse, personal storage facilities					S	S	P		S				
Mini-warehouse, personal storage facilities, w/outdoor storage					S	S	S		S				
Museum	S	S	S	S	S	S	S	S	S	S	S	S	S
Parking Garage/Lot (Commercial)					P	P	P	P	P	P			
Portable Storage Containers, subject to Section 6.3	T	T	T	T	T	T	T	T	T	T	T	T	T
Planned Development	S	S	S	S	S	S	S	S	S	S	S	S	S
Tents	T	T	T	T	T	T	T	T	T	T	T	T	T
Train Station						P							
School, Commercial						P	P		P				

KEY: P = Permitted S = Special Use T = Temporary

Article 5.3

PERFORMANCE STANDARDS

- 5.3.1. Purpose.** The purpose of this Article is to establish regulations and standards for the installation and operation of non-residential uses based upon consideration of the objectionable characteristics of such uses and the zoning districts in which they are permitted. This section is also intended to prescribe the procedures and methods of measurement of the installation and operation characteristics of non-residential uses subject to such standards.
- 5.3.2. Hazardous Substances.** Hazardous substances are defined by the U.S. Department of Transportation (USDOT) in the Code of Federal Regulations (CFR), Title 49, Parts 100 to 177 (October, 1983). Specific hazardous substances are assigned to categories in the Hazardous Materials Table, 49 CFR, Part 172.101. Hazardous substances that are not listed in the Hazardous Material Table are assigned to categories based on the definitions of the categories.
- A. **PROHIBITED USES INVOLVING HAZARDOUS SUBSTANCES.** Certain substances pose a high risk to public health and safety and to the air, surface and groundwater resources of the Village. Potential harm from exposure to these substances can be reduced by prohibiting large quantities of hazardous materials and hazardous materials and hazardous wastes from occurring in the Village. The following uses shall be prohibited in the Village:
1. Uses which use hazardous substances at the bulk plant quantity level;
 2. Waste collection and transfer facilities, which involve hazardous substances;
 3. Uses involving:
 - a. Asphaltic and petroleum-based coating and preserving materials;
 - b. Formulations of Chrome-Copper-Arsenate (CCC), pentachlorophenols (PENTA), creosote, and related chemicals;
 - c. Oils containing PCB's;
 - d. Used batteries, for recycling or processing; and,
 - e. Petroleum storage tanks, excluding retail gas stations and truck stops, and petroleum storage tanks for the exclusive use of on-site fleet vehicles;
 4. Primary and secondary metal industries that manufacture, produce, smelt or refine ferrous and non-ferrous metals, but excluding uses which roll, draw, extrude, cast, forge, heat treat, electroplate, plate, anodize, or color ferrous and non-ferrous metals.
 5. Agricultural application of halogenated volatile liquid organic pesticides, such as ethylene dibromide (EDB) and dibromo chloropropane (DBCP), related chemicals and their commercial formulations. Other fertilizers, plant growth retardants and pesticides are allowed if applied in accordance with State and Federal standards for accepted farming and horticultural practices.
 6. Uses involving nuclear fuels, fissionable materials and products, and reactor elements such as Uranium 235 and Plutonium 239.
- B. **NONCONFORMING USES THAT INVOLVE HAZARDOUS SUBSTANCES.** Non-conforming uses are prohibited from increasing the quantities of hazardous substances produced for off-site use.
- C. **OTHER USES INVOLVING HAZARDOUS SUBSTANCES.** It is the intention of these regulations to allow hazardous substances in a manner consistent with the recommendations of the Village of Richmond Comprehensive Plan and the purpose of the zoning districts in the Village while maintaining the safety and welfare of the general

public and protecting the environment. Hazardous substances shall be permitted by on-site quality characteristics as defined herein and in Section 5.3.2(D).

D. TABLE OF PERMITTED ON-SITE CHARACTERISTICS OF HAZARDOUS SUBSTANCES BY ZONING DISTRICT.

On-Site Quantity Characteristics		ZONING DISTRICTS												
Hazardous Substance Category		T1	T2	T3	T4	T5A	T5B	T6	CB	GB	E1	R1	R2	R3
Uses involving Class A or B explosives	BP													
	BU													
	PU													
	CC	S						S						
Uses involving poison A or B, pyrophoric liquid	BP													
	BU	P						S						
	PU	P						S						
	CC	P	P	P	P	P	P	P	P	P	P	P	P	P
Uses involving corrosives, flammable gas or flammable liquid	BP													
	BU							S						
	PU							P				P		
	CC	P	P	P	P	P	P	P	P	P	P	P	P	P
Uses involving flammable solids, irritating non-flammable gas, ORM A, B or E, organic peroxide, or oxidizers	BP													
	BU	P						S						
	PU	P						P						
	CC	P	P	P	P	P	P	P	P	P	P	P	P	P
Uses involving combustible liquid	BP													
	BU	P				S	S	P	P	P	P			
	PU	P				P	P	P	P	P	P			
	CC	P	P	P	P	P	P	P	P	P	P	P	P	P

Where BP = Bulk Plant; BU = Bulk Use; PU = Package Use; CC = Consumer Commodity as defined herein
Where P = Permitted Use, and S = Special Use

NOTE: Hazardous Substance Categories are defined by USDOT in the Code of Federal Regulations (CFR), Title 49, Parts 100 to 177, October, 1983.

E. ON-SITE QUANTITY CHARACTERISTICS OF HAZARDOUS SUBSTANCES.

1. BULK PLANT. Hazardous substances at the bulk plant level are manufactured, collected, repackaged, stored, or distributed, but are generally not used on the site. Materials are stored in large, permanent tanks. Bulk plant quantities are larger than amounts transported in or any single shipment. Processors of hazardous substances will generally be at this level. Uses which produce hazardous substances as a by-product or accessory to another product are not in this category.
2. BULK USE. Hazardous substances at the bulk use level are used or sold on site. The hazardous substances are incidental to the primary product or service of the use. Hazardous substances are transported to the site in an unpackaged form and are then transferred to the use's storage tank by hose, pipeline, conveyor belt, etc. On-site use of a portable tank such as rail car, tanker truck, or similar vehicle is considered to be at this quantity level. Use of containers over sixty (60) gallons in size is classified at this level.
3. PACKAGE USE. Hazardous substances at the package use level are stored in discrete containers of sixty (60) gallons or less which are handled individually or on pallets for purposes of transportation. Package materials are used or sold on site. Packages may include cylinders, drums, boxes, glass jars, etc.

4. CONSUMER COMMODITIES. Consumer commodities are packaged and distributed in a form intended or suitable for sale through retail sale outlets for consumption by individuals for purposes of personal care or household use.
- F. FIRE PROTECTION DISTRICTS STANDARDS. In addition to these regulations, all storage or use of hazardous substances must be reviewed by the Richmond Township Fire Protection District and must conform with all appropriate fire and building codes.

5.3.3. Fire and Explosion Hazards.

- A. The storage, utilization or manufacture of materials or products ranging from free or active burning to intense burning (as determined for liquids by a closed cup flash point of less than one hundred eighty-seven degrees Fahrenheit (187°F), but not less than one hundred five degrees Fahrenheit (105°F)) is permitted, providing the following conditions are met:
 1. Said materials or products shall be stored, utilized or produced within completely enclosed buildings or structures having exterior walls of non-combustible construction, in accordance with the building code of the Village.
 2. Buildings in which such materials or products are stored, utilized or produced shall be set back at least forty (40) feet from lot lines, or in lieu thereof, all such buildings or structures shall be protected throughout by an appropriate fire suppression system for products and materials stored in accordance with the Village Building Code and standards prescribed by the National Fire Protection Association (NFPA).
- B. The storage, utilization or manufacture of materials or products ranging from incombustible to moderate burning (as determined for liquids by a closed cup flash point of not less than one hundred eighty-seven degrees Fahrenheit (187°F)) is permitted.
- C. The utilization in manufacturing processes of materials which produce flammable or explosive vapors or gases (as determined for liquids by a closed cup flash point of less than one hundred five degrees Fahrenheit (105°F)) shall be permitted in an Industrial District, provided that:
 1. The final manufactured product does not itself have a closed cup flash point of less than one hundred eighty-seven degrees (187°F) Fahrenheit.
 2. The use and storage of such materials shall be in conformity with standards prescribed by the NFPA and with requirements of other ordinances of the Village.
 3. The storage of said materials shall be prohibited above ground.
- D. Detonable materials shall not be stored within two hundred (200) feet of a lot line in any Industrial District, and not within one thousand (1,000) feet of any residential district.

5.3.4. Smoke and Particulate Matter. The emission of particulate matter from all sources within any lot containing more than five percent (5%) by weight of particles having a particle diameter larger than forty-four (44) microns is prohibited. Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, and roads within the boundaries of any lot shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Emission of particulate matter from such sources in excess of weight limitations specified herein is prohibited. The emission of smoke or particulate matter of a density equal to or greater than No. 3 on the Ringlemann Chart is prohibited at all times, except as otherwise provided herein.

- A. SMOKE EMISSIONS. In all districts the emission or more than twelve (12) smoke units per stack in any one hour period is prohibited. However, once during any six (6) hour period each stack shall be permitted up to twelve (12) additional units in a fifteen (15) minute period for soot blowing and fire cleaning. Only during fifteen (15) minute periods shall smoke of a density equal to, but not exceeding, No. 3 on the Ringlemann Chart be permitted, and then only for fire cleaning and for not more than four (4) minutes per period.

B. **PARTICULATE MATTER EMISSION.** The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed 1.00 pounds per hour per acre in all Districts.

C. **METHOD OF MEASUREMENT.**

1. **SMOKE:** For the purpose of grading the density of emission of smoke, the Ringlemann Chart, published and used by the United States Bureau of Mines, shall be employed. For the purposes of determining smoke units, the Ringlemann density readings shall be made at least every minute during the period of observation. Each reading (Ringlemann number) shall be multiplied by the time in minutes for which it is observed, and the products added together to determine the total number of smoke units observed during the total period of observation.

2. **PARTICULATE MATTER:** The total net rate of emission of particulate matter within the boundaries of any lot shall be determined as follows: Determine the maximum emission in pounds per hours from each source of emission and divide this figure by the number of acres of lot area, thereby obtaining the hourly rate of emission in pounds per acre. Add together the individual rates of emission from all sources of emission within the boundaries of the lot. It is this total that shall not exceed the rate established in Section 5.3.4(B).

5.3.5. Odors. No continuous, frequent, or repetitive emission of odors or odor-causing substances that would be offensive beyond any property line of any industrial use shall be permitted. An odor emitted no more than fifteen (15) minutes in any one day shall not be deemed as continuous, frequent, or repetitive within the meaning of these regulations. The existence of an odor shall be presumed when analysis by a competent technician demonstrates that a discernible odor is being emitted. Any process involving the creation or emission of any odors shall be provided with a primary and a secondary safeguard system so that control will be maintained if the primary safeguard system fails. All land uses shall comply with the rules and regulations of the Illinois Pollution Control Board

5.3.6. Radiation Hazards. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in conformance with applicable regulations of the Atomic Energy Commission, and the applicable regulations of any instrumentality of the State of Illinois.

5.3.7. Vibration. Steady-state vibrations, for the purpose of this Article, are vibrations that are continuous or vibrations in discrete pulses more frequent than one hundred (100) per minute. Discrete pulses that do not exceed one hundred (100) impulses per minute shall not cause displacement in excess of twice the values established in Table 5.3.7(A)1 below. Impact vibrations shall mean vibrations occurring in discrete pulses separated by an interval of at least one minute and numbering no more than eight (8) per each twenty-four (24) hour period.

A. **PERMITTED VIBRATION DISPLACEMENTS.** At no point on or beyond the boundary of any lot shall the ground-transmitted steady-state or impact vibration caused by any use or activity (except those not directly under the control of the property user) exceed the limits as established in Tables 5.3.7 (A)1 and 5.3.7 (A)2 below for the various industrial zones and for any industrial zone boundary abutting a residential zone.

B. **METHOD OF MEASUREMENT.** For the purpose of measuring vibrations, a three-component measuring system shall be used. A three-component measuring system denotes instrumentation that can measure earthborn vibrations in three directions each of which occurs at right angles to the other two.

TABLE 5.3.7(A)1. MAXIMUM PERMITTED STEADY-STATE VIBRATION DISPLACEMENT (INCHES)

<i>Frequency (Cyles per Second)</i>	<i>Commercial Districts</i>	<i>Industrial District</i>	<i>Abutting any Residential District</i>
Less than 10	.0008	.0020	.0004
10-19	.0005	.0010	.0002
20-29	.0003	.0006	.0001
30-39	.0002	.0004	.0001
40-49	.0001	.0003	.0001
50 and over	.0001	.0002	.0001

TABLE 5.3.7(A)2. MAXIMUM PERMITTED IMPACT VIBRATION DISPLACEMENT (INCHES)

<i>Frequency (Cyles per Second)</i>	<i>Commercial Districts</i>	<i>Industrial Districts</i>	<i>Abutting any Residential District</i>
Less than 10	.0016	.0100	.0006
10-19	.0010	.0050	.0003
20-29	.0006	.0030	.0002
30-39	.0004	.0020	.0001
40-49	.0002	.0015	.0001
50 and over	.0002	.0010	.0001

- 5.3.8. Glare and Heat.** Every use and activity shall be so operated that it does not emit heat or heated air beyond the boundary of the lot on which it is located. No direct or sky-reflected glare shall emanate beyond the boundary of the lot on which such use or activity is located. This restriction shall not apply to signs otherwise permitted by the provisions of this Chapter or applicable Ordinances, nor to activities of a temporary or of any emergency nature. Night lighting necessary for safety and the protection of property is excluded from these provisions.
- 5.3.9. Electromagnetic Interference.** There shall be no electromagnetic interference that adversely affects the operation of any equipment other than that belonging to the creator of such interference, or than does not conform to the regulations of the Federal Communications Commission.
- 5.3.10. Sources of Illumination.** Sources of illumination and their standards or fixtures shall be governed by height or by shielding so that any direct or reflected light source shall not be permitted to cause light beams to fall beyond any lot line of the lot on which the light source is located.
- 5.3.11. Industrial Wastewater Disposal.** Industrial wastewater is herein defined as the wastewater resulting from production, or resulting from the washing of equipment and vehicles, or resulting from similar activities. All industrial wastewater disposal must be approved by the Village Engineer prior to issuance of a Zoning Certificate. Industrial wastewater shall be disposed into a sanitary sewer unless an alternative disposal is approved by the Village Engineer. The engineer may require pretreatment. A sampling manhole and industrial wastewater discharge permit may be required. Sanitary and industrial wastewater quality must meet requirements of the Village Engineer.
- 5.3.12. Storm Water Disposal.** All storm water, groundwater, and run-off from the watering of landscaping must be discharged into an adequate watercourse, water body, storm sewer or into an approved on-site disposal system. Storm water and groundwater disposal methods and the determination of the adequacy of the receiving systems require the approval of the Village Engineer prior to issuance of a zoning certification.

5.3.13. Noise. The maximum permissible sound pressure levels at specified points of measurements for noise radiated continuously from any use in the following zoning districts shall not exceed the level provided in Table 5.3.13(A).

TABLE 5.3.13(A). MAXIMUM SOUND PRESSURE LEVELS (DECIBELS)

Octave Band Center Frequency (<i>Hertz</i>)	All Residential <u>Districts</u>		Commercial <u>Districts</u>		Industrial <u>Districts</u>	
	<i>Night</i>	<i>Day</i>	<i>Night</i>	<i>Day</i>	<i>Night</i>	<i>Day</i>
31.5	63	68	72	77	79	84
63	61	66	71	76	78	83
125	55	60	65	70	72	77
250	47	52	57	62	64	69
500	40	45	51	56	58	63
1000	35	40	45	50	52	57
2000	30	35	39	44	46	51
4000	25	30	34	30	41	46
8000	25	30	32	37	39	44
A-wt. level (db), for monitoring purposes only	45	50	55	60	62	67

B. CORRECTIONS. If the noise is not smooth and continuous, one or more of the following corrections shall be added or subtracted from each of the decibel levels given above:

Type of operation or character of noise	Correction (db)
Noise source operates less than twenty percent (20%) of time	+5*
Noise source operates less than five percent (5%) of time	+10*
Noise source operates less than one percent (1%) of time	+15*
Noise of impulsive character (hammering, etc.)	-5
Noise of periodic character (hum, screech, etc.)	-5

* apply one of these corrections only

C. Noise of intermittent nature that cannot be measured shall be controlled so as not to become a nuisance to adjacent uses. Night is defined as the period between 9:00 p.m. and the following 7:00 a.m, and shall apply during all hours on Sundays.

D. METHOD OF MEASUREMENT. Measurement is to be made at the nearest lot line of any adjacent lot within the same use district or at the nearest boundary other than the use district within which the noise source is located, or at any point along such lot lines or district boundaries where the noise level may be higher. The sound levels shall be measured with a sound level meter and associated octave band filter as prescribed by the American Standards Association.

E. Nothing in this section is intended to restrict the temporary use of equipment during the construction or maintenance of buildings, grounds, or utilities within any zoning district, nor shall they apply to noises not directly under the control of the property user, such as noise from warning signals and devices, noises of railroads and trucking equipment, aircraft, refuse collection, and domestic power tools.

5.3.14. Certificate of Compliance.

- A. No use permitted in any manufacturing district shall be issued a zoning certificate until a certified statement has been signed by a qualified professional engineer and a responsible agent for the proposed use stating that all provisions of the performance standards set forth in this Article will be met.
- B. No use permitted in any manufacturing district shall be issued a certificate of compliance until all provisions of this Title have been complied with and tests on operating equipment made under normal operating conditions have been performed indicating full compliance with all performance standards. Such statement shall be certified and signed by a qualified professional engineer and a responsible agent for the operating use.

5.3.15. Enforcement. The Development Administrator shall enforce the provisions of this Article 5.3. Upon confirmation of a violation, enforcement and penalty provisions of Article 2.7 shall prevail. In addition, the Development Administrator may require of the offending business or industry the installation, maintenance, and operation of continuous measuring or recording instruments to demonstrate the operation and to ensure continuous compliance with the prescribed standards.

5.3.16. Violations. Established uses found to be in noncompliance will be liable for inspection fees and costs as well as penalties imposed by a court. In the event no due cause is found, the challenger will be liable for the fees and costs.

Article 5.4

Conditions of Use

5.4.1. Scope and Purpose. In order to carry out the recommendations of the Village of Richmond Comprehensive Plan and the purposes and provisions of this Title, all uses permitted in the development districts described in Article 5.1 of this Title shall be subject to all of the applicable conditions and restrictions, as follows:

- A. All uses in all districts shall be subject to the following conditions:
1. All common wall construction, whether existing or proposed, shall conform with all building, electrical, plumbing, and other applicable codes and ordinances in the Village.
 2. Each detached single-family and attached single-family dwelling unit shall be served with its own water line, sanitary sewer line, sump pump line, if applicable, and other utility lines and extensions.
 3. All uses shall be conducted within completely enclosed buildings unless otherwise permitted, herein.
 4. All rooftop mechanical service equipment shall be screened from view from grade level of any street, park, parking lot, or from grade of adjoining property. All mechanical equipment shall be screened or colored to match or blend in with the field color of the building.
 5. **OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS.** Loading areas and outdoor storage areas exert visual and noise impacts on surrounding property and neighborhoods. These areas when visible from adjoining properties and/or public streets shall be screened, recessed or enclosed. Appropriate locations for loading and outdoor storage areas include areas between buildings, where more than one building is located on a site and such buildings are not more than forty (40) feet apart, or on those sides of buildings that do not have customer or public entrances.
 - a. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from adjacent streets.
 - b. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within twenty (20) feet of any public street or public sidewalk.
 - c. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
 - d. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the building.

- B. All uses in all commercial or industrial districts shall be subject to the following additional conditions:
1. All uses shall comply with the performance standards for noise, odor, dust, smoke and vibration established in Section 5.3.
 2. All transition yards shall be screened and/or landscaped to provide visual and acoustical privacy for adjacent residents, and refuse storage areas shall be screened from view.
 3. All exterior lighting, building and parking lot lights shall be directed away from adjacent property, alleys and thoroughfares and shall apply Dark Sky photometrics.
 4. All open bulk material storage shall be screened from public view and adjacent property by a solid fence or wall.
 5. DELIVERY AND LOADING OPERATIONS. Delivery and loading operations shall not disturb adjoining neighborhoods or other uses. No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. unless the lot owner submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 decibels as measured at the lot line of any adjoining property.
- C. All uses in all commercial districts shall be subject to the following additional conditions:
1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold in a retail manner on the premises where produced.
 2. All business, servicing, storage and display of goods shall be conducted within completely enclosed structures, except that bedding plants and flowers in season may be displayed out of doors and outdoor dining areas where permitted may be established without said enclosure provided that their location does not interfere with adequate and safe pedestrian circulation.
 3. There shall be no manufacture, processing or treatment of products other than what is clearly accessory or essential to the retail business conducted on the premises.
 4. Outdoor display of items intended for direct sale to the public shall be permitted only on a sidewalk adjacent the shop front, only during business hours of operation, and shall not obstruct or interfere with pedestrian circulation. Such outdoor display is permitted only as an accessory use.
- D. All fuel stations shall be subject to the following conditions:
1. The building and pump island canopy shall conform to surrounding architecture and building typologies, e.g. shop front.
 2. *(Reserved)*.
- E. All uses with live music shall be subject to the following conditions:
1. Live music shall not be audible off the premises at decibel levels greater than normal background noise after 11:00 p.m., if such establishments are located within three hundred (300) feet of a residence.
 2. *(Reserved)*

- F All uses with outdoor seating shall be subject to the following conditions:
1. Outdoor seating, tables and canopies may encroach upon public sidewalks but shall not obstruct any sidewalks or streets.
 2. Live music associated with any outdoor seating area shall not be located on the public sidewalk.
 3. Recorded music shall not be audible off the premises at decibel levels greater than normal background noise.