

A use permit shall be required prior to the establishment or change of any use. A use permit may also be obtained to identify a use.
(Ord., § 6.1, passed 10-13-2009; Ord. 19-1378, passed 9-10-2019)

§ 151.111 USE TABLE.

(A) The Use Table lists the uses allowed within zoning districts.

<p>COMMENTARY:</p> <p>The Use Table is organized into five major use groups:</p> <ul style="list-style-type: none"> . Residential . Public, Civic, and Institutional . Retail, Service, and Commercial . Industrial . Other Uses <p>Each major use group is further divided into a series of use categories. The use category system is based on common functional, product, or compatibility characteristics, thereby regulating uses in accordance with criteria directly relevant to the public interest. Ordinance users interested in reviewing a more detailed listing of specific use types should review Appendix F. Appendix F will help users identify how specific use types are categorized under the new use category system of this chapter. Section 151.270 provides a further description of use categories.</p>

(B) The Zoning Use Table set forth on the following pages lists the uses allowed within zoning districts.

(1) *Permitted uses.*

(a) A “P” indicates that a use is allowed by right in the respective zoning district.

(b) Permitted uses are subject to all other applicable regulations of this chapter.

(2) *Conditional uses.*

(a) A “C” indicates that a use is allowed only if reviewed and approved as a conditional use, in accordance with the conditional use review procedures of § 151.050.

(b) Conditional uses are subject to all other applicable regulations of this chapter.

(3) *Uses not allowed.* A blank cell (one without a “P” or “C”) indicates that a use type is not allowed in the respective zoning district.

(4) *Use standards.*

(a) The final “standards” column of the following table contains references to use standards that apply to the listed use type.

(b) The use standards are presented in alphabetical order in § 151.112.

(5) *Accessory and temporary uses.* The regulations that apply to accessory and temporary uses are contained in §§ 151.113 and 151.114.

(6) *Use categories.*

(a) All of the use categories listed in the following table are described in § 151.270.

(b) The second column of the use table lists some of the specific use types included within respective use categories.

(c) Appendix F provides a detailed listing of specific use types and their assignment to use categories.

Note: Please click to view a printer-friendly table in PDF: Zoning Use Table

Zoning Use Table																					
Use Category (See § 151.270 for Description)	Use Types	Residential											Nonresidential							Use Standard	CUP Decision
		AG	RE	E	R1	R2	R3	R4	R4a	R5	R6	RR	GO	LC	RC	GC	LI	II	OS		
Household living (see § 151.270(C) (1))	Attached dwelling (attached to nonresidential use)														P	P	P	P		§151.112(H)	
	Atrium house ¹									P	P	P	P								
	Cabin or cottage													P			P			§151.112 (I)	
	Caretaker's dwelling unit (accessory use)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§151.113(D)	
	Duplex ²									P	P	P	P								

	House, detached	P	P	P	P	P	P	P	P	P	P	P								
	Lot line house ¹					P	P	P	P	P	P									
	Mobile home park									C	C	C							§151.112 (JJ)	Co Bd
	Multi-dwelling structure									P	P									
	Multiplex ²							P	P	P	P									
	Patio house ¹							P	P	P	P									
	Townhouse ²							P	P	P	P									
	Twinhouse ²							P	P	P	P									
	Village house ¹					P	P	P	P	P	P									
	Accessory dwelling unit (accessory use)	P	P	P	P														§151.113(D)	
Assisted living (see §151.270(D)(1))		C	C	C	C	C	C	C	P	P	P	P							§151.112(F)	ZBA
College (see §151.270(D)(2))		C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		Co Bd
Community service (see §151.270(D)(3))	Government use (no assembly space)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Government use (10,000 sq. ft. or less of assembly space)	P	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	§151.112(X)	ZBA
	Government use (more than 10,000 sq. ft. of assembly space)	P	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	§151.112(X)	Co Bd
	Community service not otherwise classified			C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	ZBA
Day care (see §151.270(D)(4))		P		C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	§151.112(P)	ZBA
Group living (see §151.270(D)(5))									C	P	P	P							§151.112(Y)	
Hospital (see §151.270(D)(6))													P		P	P	P	P		
Parks and open space (see §151.270(D)(7))	Noncommercial park, public open land, community park, or nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Golf course	P	P	P	P	P	P	P	P	P	P	P	P		P			P	§151.112(U)	
	Cemetery, mausoleum	C	C	C	C	C	C	C	C	C	C	C						C	§151.112(K)	ZBA
	Parks and open space not otherwise classified	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious institutions (see § 151.270(D)(8))	Religious institutions (no assembly space)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 151.112(RR)	
	Religious institutions (10,000 sq. ft. or less of assembly space)	P	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	§ 151.112(RR)	ZBA
	Religious institutions (more than 10,000	P	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	§ 151.112(RR)	Co Bd

	sq. ft. of assembly space)																					
School (see §151.270(D)(9))		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
School, private (see §151.270(D)(10))		C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P				ZBA	
Utility, major (see §151.270(D)(11))	Electrical generation plants (all, public or private)															C	C		§151.112(S) §151.112(XX)	Co Bd		
Wind energy facilities	Building-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			Co Bd	
	Tower-mounted	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	P	P	P	P	P	P	P	§151.113(P)	ZBA	
Entertainment event, major (see §151.270(E)(1))															C					§151.112(R)	Co Bd	
Industrial sales and service (see §151.270(F)(1))	Bus parking															C	P	P		§151.112(Z)	ZBA	
	Commercial service-oriented industrial sales and service not otherwise classified															C	P	P		§151.112(Z)	ZBA	
	Contractor's equipment sales or storage (indoor)															P	P	P		§151.112(Z)	ZBA	
	Contractor's equipment sales or storage (outdoor)															C	P	P		§151.112(Z)	ZBA	
	Feed and grain sales	P														P	P	P		§151.112(Z)		
	General industrial sales and service not otherwise classified																P	P		§151.112(Z)		
	Junk yard																	P		§151.112(Z) §151.112(AA)		
	Landscape contractor's storage yard	C														C	P	P		§151.112(CC) §151.112(Z)	ZBA	
	Petroleum or chemical refining/production																C	C		§151.112(MM)	Co Bd	
	Truck/trailer parking															C	P	P		§151.112(Z)	ZBA	
Office (see §151.270(S)(2))	Offices for non-retail nurseries	C	C	C									P	P	P	P	P	P	C	§151.112(LL)	ZBA	
	Offices not otherwise classified												P	P	P	P	P	P				
Parking, commercial (see §151.270(E)(3))															P	P	P	P		§151.112(N)		
Recreation and entertainment, outdoor (see §151.270(E)(4))	Amusement park														C	C			P	§151.112(E)	Co Bd	
	Camps	C										C	C		P				P	§151.112(J)	Co Bd	
	Golf driving range														P	P	P	P		§151.112(V)		
	Marina														P							
	Model airplane club	C													C				C	§151.112(KK)	Co Bd	
	Racetrack, animal														C					§151.112(NN)	Co	

																				Bd
	Racetrack, motor vehicle/ moto-cross/BMX/go-cart												C					§151.112(OO)	Co Bd	
	Shooting range (outdoor)	C											C				C	§151.112(VV)	Co Bd	
	Outdoor recreation and entertainment not otherwise classified	C											P	P	P	P	C		Co Bd	
Retail sales and service (see §151.270(E)(5))	Adult entertainment establishment													P	P	P		§151.112(A)		
	Antique sales									C	P	P	P	P	P				ZBA	
	Art gallery									C	P	P	P	P	P				ZBA	
	Bicycle shop									C	P	P	P	P	P				ZBA	
	Boat sales/rental/ storage/ service											P	C	P	P				ZBA	
	Casino/commercial watercraft											C					C	§151.112(L)	Co Bd	
	Consumer vehicle sales/rental (e.g., cars, pickup trucks, SUVs, motorcycles) (outdoor)													C	P	P		§151.112(N)	ZBA	
	Consumer vehicle sales/rental (e.g., cars, pickup trucks, SUVs, motorcycles) (indoor)													P	P	P				
	Crematorium													P	P	P		§151.112(O)		
	Drive-in theater												C					§151.112(Q)	Co Bd	
	Furniture repair, cleaning or refinishing														P	P				
	Garden center													P	P	P				
	Gift shop										C	P	P	P	P	P			ZBA	
	Greenhouse/nursery, retail	C												P	P	P		§151.112(W)	ZBA	
	Health club										C	P	P	P	P	P			ZBA	
	Hotels and motels										P	C	P	P	P	P			ZBA	
	Ice cream shop										P	P	P	P	P	P				
	Kennels, animal shelter/obedience school (without outdoor runs)	P													P	P	P		§151.112(BB)	
	Kennels, animal shelter/obedience school (with outdoor runs)	C													C	C	C		§151.112(BB)	ZBA
	Lumber and building material sales														P	P	P			
Medical cannabis dispensary														P	P	P		§151.112(HH)		
Office equipment and supplies											P	P	C	P	P	P			ZBA	
Photocopy, blueprint											P	P	C	P	P	P			ZBA	

	services																					
	Recreational vehicle sales														P	C	P	P		§151.112(N)	ZBA	
	Restaurant or coffee shop												P	P	P	P	P	P				
	Recreational vehicle park														C					§151.112(PP)	Co Bd	
	Sporting goods store												C	P	P	P	P	P			ZBA	
	Veterinary clinic	P													P	P	P	P				
	General retail sales and service not otherwise classified												C	C	P	P	P	P			ZBA	
	Neighborhood-oriented retail sales and service not otherwise classified												C ⁴	P	C ⁴	P	P	P			ZBA	
	Recreational-oriented retail sales and service not otherwise classified												C	C	P	P	P	P			ZBA	
Rural business (see §151.270(G)(4))	Rural business (on sites of 200,000 sq. ft. or more) ⁵	P ⁵		C	C															§151.112(SS)	ZBA	
Self-service storage (see §151.270(E)(6))																C	P	P			ZBA	
Vehicle repair (see §151.270(E)(7))																C	P	P		§151.112(YY)	ZBA	
Vehicle service, limited (see §151.270(E)(8))															P	C	P	P		§151.112(TT)	ZBA	
Manufacturing and production (see §151.270(F)(2))	Asphalt, concrete or redi-mix plant																C	C		§151.112(G)	Co Bd	
	Boat construction																P	P		§151.112(Z)		
	Manufacturing and production not otherwise classified																P	P		§151.112(Z)		
	Medical cannabis cultivation centers																P	P		§ 151.112(GG)		
Warehousing and freight movement	Warehousing and freight movement not otherwise classified																P	P		§ 151.112(Z)		
	Dredging material stockpiling and processing	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	§151.112(Q)	ZBA	
Waste-related use (see §151.270(F)(4))	Landscape waste composting facilities	C															C	C	C	§151.112(DD) §151.112(Z)	Co Bd	
	Landscape waste transfer station																C	C		§151.112(EE) §151.112(Z)	Co Bd	
	Recycling center															C	C	P		§151.112(QQ) §151.112(Z)	Co Bd	
	Construction and demolition recycling facilities																C	C		§151.112(M)	ZBA	
	Waste-related use not otherwise classified																	C		§151.112(Z)	Co Bd	
Wholesale sales																	C	P	P	§151.112(Z)	Co	

2	Such dwelling types shall be permitted only within conservation residential development in the R-4 Zoning District, and within conservation and conventional residential development in the R-5 and R-6 Zoning Districts.
3	However, tower-mounted wind energy facilities on residentially used or zoned parcels shall be permitted by right up to the height of: a) 45 feet on parcels less than 40,000 square feet, b) 75 feet on parcels 40,000 to 200,000 square feet, and c) 100 feet on parcels greater than 200,000 square feet.
4	Such uses shall be allowed by right as accessory uses.
5	A conditional use permit shall be required for outside storage of material or equipment in excess of 10% of the site.
6	Agricultural education (accessory use to a principal agricultural use on sites of 200,000 sq. ft).
7	Commentary: The inclusion of commercial activities may result in this use being considered an event of public interest and becoming subject to temporary use or conditional use provisions of this chapter.
8	Accessory use ground-mounted solar energy systems of all sizes (small, medium, or large) shall be permitted in all zoning districts for those institutional, commercial, or industrial uses with campuses comprise of 5 acres or more.
9	Small-scale solar energy systems are permitted as an accessory use in all residential zoning districts.

(Ord., § 6.2, passed 10-13-2009; Ord. passed - -; Ord. 15-0701, passed 7-14-2015; Ord. 19-1378, passed 9-10-2019)

§ 151.112 USE STANDARDS.

Unless otherwise noted, the use standards of this section apply to respective use types whether they are allowed as permitted uses, conditional uses, or accessory uses.

(A) *Adult entertainment establishment (retail sales and service, entertainment-oriented use category).*

(1) *Minimum distance from other adult entertainment establishments.* No adult entertainment establishment shall be established, maintained, or operated on any lot that has a property line within 1,000 feet of the property line of any other lot on which any other adult entertainment establishment is established, maintained, or operated.

(2) *Minimum distance from protected uses.* No adult entertainment establishment shall be established, maintained, or operated on any lot that has a property line within 1,000 feet of the property line of any other lot on which a protected use is established, maintained, or operated.

(3) *Minimum distance from residential property.* No adult entertainment establishment shall be located, established, maintained, or operated on any lot that has a property line within 250 feet of the property line of any residential property.

(4) *Measurement.* For the purposes of this subsection (A), distances shall be measured in a straight line, without regard to intervening structures or objects, from the nearest point on the property line of the lot on which the adult entertainment establishment is located to the nearest point on any property line of a residential property or any lot on which a protected use or other adult entertainment establishment is located, as the case may be.

(5) *Limited exception for subsequent protected uses and residential property.* An adult entertainment establishment lawfully operating under this chapter and under the Lake County Adult Entertainment Establishment Licensing Ordinance (see Chapter 113) shall not be deemed to be in violation of the location restrictions set forth in this subsection (A) solely because a protected use subsequently locates within the minimum required distance of the adult entertainment establishment, or when any other lot or tract within the required minimum distance of the adult entertainment establishment subsequently becomes residential property. This subsection (A)(5) shall not apply to an adult entertainment establishment at a time when an application for an "adult entertainment license" under the Adult Entertainment Establishment Licensing Ordinance for that establishment is submitted after the license has previously expired, has been revoked, or is at that time under suspension.

(B) *Agricultural supplier storage and service center (agriculture use category).*

(1) The use shall be subject to the site capacity calculation/site plan review procedures of § 151.070. Site capacity/site plan review shall be conducted concurrently with any required conditional use permit review.

(2) The site shall have a minimum area of 200,000 square feet and a minimum lot width of 300 feet.

(3) The site shall have frontage on and access to a collector or arterial street, provided that the highway authority with jurisdiction over the subject road may approve alternative access.

(4) All buildings shall be set back at least 30 feet from all lot lines.

(5) All permanent bulk storage tanks shall be set back at least 150 feet from any street or adjoining property line.

(6) All trucks, tractors, portable storage tanks, and trailered or motorized agricultural implements shall be screened from view of adjacent streets and residential zoning districts.

(7) The conditional use permit shall establish reasonable standards to prevent contamination of water resources due to spillage or leakage of chemicals, fuels, and other products that are stored on-site. The conditional use permit process shall also consider the possibility of accidental explosion in establishing the standards.

(8) Sales shall be primarily to serve the agricultural community.

(C) *Agriculture (agriculture use category).*