



District Regulations

SECTION 301. DIVISION OF THE VILLAGE.

For the purposes of this chapter, all land within the village, excepting streets and alleys, is divided into the following zoning districts. Generally speaking, the following zoning classifications, for uses permitted by right, are listed in order of most restrictive to least restrictive.

- R-1A Residential: One-family open
- R-1 Residential: One-family
- R-2 Residential: Medium-density
- R-3 Residential: Multiple-family
- B-1 Commercial: Neighborhood
- B-2 Commercial: Intensive
- M Industrial: Light

SECTION 302. OFFICIAL ZONING MAP.

The boundaries of zoning districts are defined and established as shown on a map entitled "Village of St. Charles Zoning Map" which accompanies this chapter. This map, with all explanatory matter thereon, is hereby made a part of this chapter. [See at the end of this chapter.]

SECTION 303. INTERPRETATION OF BOUNDARIES.

Where uncertainty exists with respect to the boundaries of any of the districts indicated on the official zoning map, the following rules shall apply:

1. Boundaries indicated as approximately following streets or highways shall be presumed to follow the center line of such roadways.
2. Boundaries indicated as approximately following village boundary lines or property lines shall be presumed to follow such lines.
3. Boundaries indicated approximately parallel to the center lines of streets or highways shall be interpreted as being parallel thereto and at such distance therefrom as indicated by given distance or scaled dimension.

SECTION 304. SCOPE OF REGULATIONS.

1. No building or structure or part thereof shall be hereafter erected, moved, constructed or altered, and no new use or change in use of a parcel shall be made unless it conforms with the provisions of this chapter, including the regulations for the zoning district in which it is located.
2. The regulations applying to zoning districts include specific limitations on the use of land and structures, height and bulk of structures, parcel area and dimensions, setback of structures from public thoroughfares and neighboring properties, and area of a parcel that can be covered by structures.
3. The zoning board of appeals shall have the power to classify a use which is not specifically mentioned by this chapter. Such use shall be treated in a like manner with a comparable permitted or prohibited use for the purpose of clarifying the district regulations of any zoning district.

SECTION 305. DISTRICT REGULATIONS TABLES.

Regulations for all zoning districts are contained together in the following three (3) tables. Each table specifies a set of information for all zoning districts. These tables do not include general requirements of this chapter. Thus, the reader is urged to become familiar with all ordinance provisions before making any decision regarding use of a parcel or structure in the village.

1. **Purposes Table.** This table appears at the end of this chapter. It sets forth the intent and purpose of each of the zoning districts. These brief statements form the objectives to be accomplished by regulations for each of the zoning districts.
2. **Uses Table.** This table appears at the end of this chapter. Each page describes permitted activities for one or more related zoning districts which are identified in the left-hand column of each page. Each zoning district may be host to several types of activity, but only the activities specified for a given zoning district will be permitted there. Uses permitted by right may be allowed upon meeting all other requirements of this chapter. Uses permitted by special permit are subject to the process described by Chapter 6, special use permits.
3. **Dimensions Table.** This table appears at the end of this chapter. The table specifies parcel dimensions and setback requirements for parcels in each zoning district.

Secs. 26-41--26-50. Reserved.

PURPOSES OF ZONING DISTRICTS

TABLE INSET:

Zoning district	Stated intent and purpose
R-1A Residential: One-family open	This district is intended for more open rural areas which still have potential for urban development. The purpose of this zone is to permit a gradual transition from rural uses to more intensive uses, primarily residential.
R-1 Residential: One-family	This district is intended primarily for single-family residential uses together with compatible uses. The purpose of this zone is to encourage a residential environment of low density dwellings located on individual lots.
R-2 Residential: Medium-density	The intent and purpose of this district is to provide a variety of housing style, design and cost to meet the needs of existing and potential residents while promoting the development and preservation of neighborhoods of somewhat higher density than in the R-1 district, but with equivalent quality.
R-3 Residential: Multiple-family	The R-3 district is intended primarily for multiple-family residential uses together with institutional and other compatible uses under specified conditions.
B-1 Commercial: Neighborhood	It is the intent and purpose of this district to provide neighborhood shopping areas to meet the day-to-day convenience shopping, service and professional needs of village residents.
B-2 Commercial: Intensive	It is the intent and purpose of this district to promote development of businesses which primarily serve the needs of residents and other businesses in a regional market.
M Industrial: Light	This district is intended for light industrial uses with few nuisance characteristics, but also permits nonretail commercial and service establishments. It is designed to permit manufacturing, production, processing, assembling, packaging and treatment of products from previously prepared materials. The purpose of this district is to promote industrial areas which are protected from incompatible uses.

VILLAGE OF ST. CHARLES ZONING ORDINANCE

TABLE OF PERMITTED ACTIVITIES (USES) FOR ZONING DISTRICTS

TABLE INSET:

Zoning district	Type of activity Only activities specifically listed for each zoning district will be permitted therein									
	Agriculture and open space		Residence		Business		Industry		Other uses	
	Uses by right	By special permit (category)	Uses by right	By special permit (category)	Uses by right	By special permit (category)	Uses by right	By special permit (category)	Uses by right	By special permit (category)
R-1A One-family open residential	Outdoor plant nurseries not selling at retail on the premises; field crops; horticulture; orchards; vineyards; accessory structures for permitted uses; greenhouses not selling at retail on the premises	Horses when located on parcels greater than five (5) acres	One-family homes; home occupation; accessory structures and uses; state licensed residential facilities	Planned unit development (O)	Home occupations	Roadside stands for selling only produce grown on the premises (A); golf courses (E); driving ranges (D); veterinary hospitals or clinics (B); kennels (B)	None	None	Cemeteries, public buildings; public service installations; schools; outdoor court or field sports	Utility service yards (A); nature preserves (A); churches (B); campgrounds (M); utility substations (A); hospitals or clinics (A); miniature golf (A)
R-1 Residential: One-family	Horticulture; orchards; vineyards	Nonresidential structures accessory to permitted uses (A)	One-family homes and/or accessory structures	None	Home occupations	Golf courses (E); driving ranges (D)	None	None	Group care facilities housing no more than six (6) persons; cemeteries; public service installations	Outdoor court or field sports (I); churches, parks or schools (B); water tower or utility substation located over two hundred (200) feet from any dwelling (A); hospitals (A)
R-2 Residential: Medium density	None	None	One-family or two-family homes and/or accessory structures	Conversion of one- or two-family homes to structures with up to four (4) units (A)	Home occupations; day nurseries	Golf courses (E); driving ranges (D)	None	None	Uses by right as identified for R-1; libraries; museums or galleries; public service installations	Uses by special permit as identified for R-1; private clubs (A); public or private meeting halls (B); nursing homes (A); offices (A); other public buildings (B)
R-3 Residential: Multiple-family	None	None	Uses by right as identified for	Uses by special permit as	Uses by right as identified for R-2	Uses by special	None	None	Uses by right as identified for R-1	Uses by special permit as identified for R-1

VILLAGE OF ST. CHARLES ZONING ORDINANCE

Zoning district	Type of activity Only activities specifically listed for each zoning district will be permitted therein									
	Agriculture and open space		Residence		Business		Industry		Other uses	
	Uses by right	By special permit (category)	Uses by right	By special permit (category)	Uses by right	By special permit (category)	Uses by right	By special permit (category)	Uses by right	By special permit (category)
			R-2; multifamily dwellings	identified for R-2; recreational vehicle parks (M); mobile home parks (K)		permit as identified for R-2			and R-2	and R-2
B-1 Commercial: Neighborhood	None	None	Uses by right as identified for R-3*	Multifamily/apartment dwellings (A)	Nonfood retail, personal service, or office under five thousand (5,000) square feet; financial institutions; funeral home	Restaurants - not including drive-ins (A); food stores under five thousand (5,000) feet (A); veterinary hospitals or clinics (A); commercial schools (A); outdoor storage	None	None	Churches; parks; museums or galleries; libraries; hospitals; nursing homes; government offices; police or fire service facilities; public service installations	Public or private meeting halls (B)
B-2 Commercial: Intensive	None	None	Uses by right as identified for B-1*	Multifamily apartment dwellings (A)	Uses by right or special permit as identified for B-1 without size limit; shopping centers; hotels/motels; bingo halls; skating rinks; bowling alleys; arcades; theaters; gas stations; vehicle sales and service; building supply yards; wholesale businesses except fuel dealers; truck stops; business services; retail nursery or greenhouse	Drive-in restaurants (A); bars or night clubs (B); drive-in theaters (I); bus terminals (A); farm equipment sales and service (A); warehouses (A); grain and seed elevators (D); food suppliers (A); industrial, commercial or construction	None	Printing and publishing (A); tool and die shops or machine shops under five thousand (5,000) square feet; all activities must be completely enclosed in a building (A)	Libraries; museums or galleries; public or private meeting halls; private clubs; government offices; police or fire service facilities; public service installations	Arenas or stadiums located over one thousand (1,000) feet from any dwelling (I); miniature golf (A)

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Zoning district	Type of activity Only activities specifically listed for each zoning district will be permitted therein									
	Agriculture and open space		Residence		Business		Industry		Other uses	
	Uses by right	By special permit (category)	Uses by right	By special permit (category)	Uses by right	By special permit (category)	Uses by right	By special permit (category)	Uses by right	By special permit (category)
						equipment sales and service (B); truck terminals (D); adults-only business (A); outdoor storage				
M-1 Industrial: Light manufacturing	Forestry; sod farming; field crops; horticulture; truck farming; orchards; vineyards	None	None	None	Grain and seed elevators; industrial, commercial or construction equipment sales and service; truck terminals; building supply yards; wholesale businesses except fuel dealers	Rail freight yards (E); fuel dealers (D); oil and gas wells and/or pipelines (A); kennels (B)	Industrial activities not involving any outdoor storage of raw materials, finished products, work in process, waste or scrap, fuel or containers; soil resource extraction	Contractors' yards (A); outdoor storage of materials that are not buoyant, flammable, explosive, subject to dispersal by wind, contaminants, or injurious to humans, plants or animals (A); industrial activities that involve storage of raw materials, finished products, work in process, fuel or containers (D); junk yards (F)	Water treatment and storage facilities; wastewater treatment and disposal facilities; public service installations; police, fire or other public service facilities	Roadway or utility service yards (A)

* Residential development must conform to the dimensional requirements as specified for the R-2 district.

VILLAGE OF ST. CHARLES ZONING ORDINANCE

DIMENSIONS (ACCESSORY BUILDING RULES IN PARENTHESES)

TABLE INSET:

Zoning district	Parcel dimensions		Front yard	Back yard	Side yard		Corner lot yards		Min. sq. ft. tot./grd. floor	Maximum height	Maximum stories	Coverage
	Minimum area	Minimum width	Minimum depth	Minimum depth	Minimum total	Minimum 1 side	Side str. yard min.	Remaining sides min.				Maximum percentage
R-1A One-family open residential	12,000'	100'	30' (30')	40' (5')	20' (12')	10' (6')	(30')	(6')	1,000'	25' (25')	2.0 (1.0)	20%
R-1 Residential	9,000'	100'	25' (25')	30' (5')	25' (12')	10' (6')	(30')	(6')	1,000'	25' (25')	2.0 (1.0)	30%
R-2 Residential one-family two-family or multiple-family	6,000' 9,000'	60' 75'	20' 20'	30' 30' (5')	25' 25' (12')	10' 10' (6')	(30')	(6')	900' 750'	35' 35' 35 (25')	2.5 2.5 (1.0)	30% 35%
R-3 Residential one-family two-family multiple-family	9,000' 11,050' 4,000'*	75' 85' 150'	30' 30' 30'	30' 30' 30'	25' 25' 25'	12' ^{**} 12' 12' (6')	25' 25' 25'	12' 12' 12' (6')	900' 750' 350' - EFF 550' - 1 br 750' - 2 br 950' - 3 br	40' 40' 40'	3.0 ^{***} 3.0 3.0	30% 35% 35%
B-1 Commercial neighborhood	None	None	20' (20')	None (5')	None (12')	(6')	(15')	(6')	None	35' (25')	(1.0)	35%
B-2 Commercial intensive	None	None	20' (40')	None (5')	None (12')	None (6')	(15')	(6')	None	35' (25')	(1.0)	None
M-1 Industrial light	None	None	20'	10% of lot width and depth respectively but need not be > 40'. See Chapter 4, Section 406						35' 35'#	3.5 2.5#	35%

* Minimum lot size of 4,000' for the first dwelling unit, plus 2,250' for each additional dwelling unit. For boarding or rooming houses 6,000' for the first living unit, plus 1,200' for each additional group of four occupant accommodations or major fraction thereof.

** Minimum of 20' between adjacent dwelling structures. At least 40% of total of both side yards to be on smaller side yard.

*** Maximum of two stories within 150' of an R-1 or R-2 district.

M-1 height restrictions when abutting residential property.