

## Section 5.2 Table of Authorized Principal USES

Principal USES	Zoning DISTRICTS								Zoning DISTRICTS							
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Residential Uses																
BOARDING HOUSE						S										
DWELLING, SINGLE FAMILY													7			
DWELLING, TWO-FAMILY			S	S	S											
DWELLING, MULTI-FAMILY																
Fraternity, Sorority, or Student Cooperative																
Dormitory																
Home for the aged			S													
NURSING HOME			S													
MANUFACTURED HOME PARK								S								
HOTEL - No more than 15 LODGING UNITS	S	S	S							S				S		
HOTEL - over 15 LODGING UNITS																
TRAVEL TRAILER Camp			S													
Residential PLANNED UNIT DEVELOPMENT		S	S	S	S	S	S	S								
MANUFACTURED HOME in MANUFACTURED HOME PARK																
SUBDIVISION(s) totaling three LOTS or less	9	9	9													
SUBDIVISION(s) totaling more than three LOTS or with new STREETS or PRIVATE ACCESSWAYS	B <sup>10</sup>	B <sup>10</sup>	B <sup>10</sup>													
Resource Production and Agricultural Uses																
AGRICULTURE, including customary ACCESSORY USES																
Roadside Stand Operated by Farm Operator																
RURAL SPECIALTY BUSINESS, Minor	S															
RURAL SPECIALTY BUSINESS, Major	S	S	S													
Artificial lake of 1 or more acres	S	S	S	S	S	S	S	S						S	S	
Commercial greenhouse			S													
Greenhouse (not exceeding 1,000 sq. ft.)			S													
Garden Shop			S													
Plant Nursery																
Mineral Extraction, Quarrying, topsoil removal and allied activities	S	S	S												S	

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	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Public and Quasi-Public Facilities																
Elementary SCHOOL, Jr. High SCHOOL, or High SCHOOL	S	S	S													
Institution of an Educational, Philanthropic or Eleemosynary Nature																
Church, Temple or church related TEMPORARY USES on church PROPERTY	S	S	S													
Municipal or GOVERNMENT BUILDING	S	S	S	S	S	S										
Township Highway Maintenance Garage		17	17							17	17					
	S	S	S	S	S	S	S	S		S	S					
Adaptive Reuse of GOVERNMENT BUILDINGS for any USE Permitted by Right in B-1, B-2, B-2, B-3, B-4, B-5 & I-1		S	S	S	S	S	S	S	S	S	S	S	S	S		
Penal or correctional institution		S	S													
Police station or fire station	S	S	S	S	S	S										
Library, museum or gallery	S	S	S	S	S	S										
Public park or recreational facility		S	S													
Sewage disposal plant or lagoon	S	S	S												S	
PARKING GARAGE or LOT																
Private or commercial transmission and receiving towers (including antennas) over 100' in HEIGHT		S	S								S	S	S	S	S	
Water Treatment Plant			S											S	S	
Radio or Television Station		S	S								S			S	S	
Electrical Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Telephone Exchange	S	S	S	S	S	S	S	S								
Public Fairgrounds	S		S											S	S	
HOSPITAL							S	S				S	S			
Telegraph Office																
Transportation Uses																
Railway Station																
MOTOR BUS Station			S							S						
Truck Terminal			S													
Railroad Yards and Freight Terminals			S													
AIRPORT <sup>2</sup>			S											S	S	
RESIDENTIAL AIRPORTS <sup>2</sup>		S	S													



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	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
RESTRICTED LANDING AREAS <sup>2</sup>		S	S											S	S	
HELIPORT/HELISTOPS <sup>2</sup>			S											S	S	
HELIPORT-RESTRICTED LANDING AREAS <sup>2</sup>		S	S						S		S	S		S	S	
Business Uses: Personal Services																
Barber Shop																
Beauty Shop																
Reducing Salon																
Dressmaking Shop																
Drycleaning ESTABLISHMENT																
Laundry and/or drycleaning pick-up																
Millinery shop																
Self-service laundry																
Shoe repair shop																
Tailor and pressing shop																
Diaper Service ESTABLISHMENT																
Clothing Repair and Storage																
Mortuary or Funeral Home			S <sub>16</sub>				S									
Medical and Dental CLINIC																
Business Uses: Agriculture																
Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer		S	S													
Roadside Produce Sales Stand			S													
Farm Equipment Sales & Service																
Feed and Grain (sales only)			S													
Livestock Sales Facility and Stockyards		S	S						S							
Slaughter Houses		S	S						S					S		
Grain Storage Elevator and Bins		S	S													
Business Uses: Business, Private, Educational, and Financial Services																
Artist Studio			S							S			S			
Banks, Savings and Loan Associations																
Insurance and Real Estate Offices																
Business Office														4		

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	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2		
Professional Office																	
Private Kindergarten or Day Care Facility				S	S	S	S	S									
Vocational, Trade or Business SCHOOL																	
RESIDENTIAL RECOVERY CENTER			S <sup>19</sup>														
Business Uses: Food Sales and Service																	
Meat and Fish Market																	
Restaurant (indoor service only)										S							
Supermarket or Grocery Store																	
Wholesale Produce Terminal																	
Drive-In Restaurant																	
Tavern or Night Club																	
Bakery (less than 2,500 SF)																	
Bakery (more than 2,500 SF)												S					
Dairy Store																	
Delicatessen																	
Confectionery Store																	
Retail Liquor Store																	
Locker, Cold Storage for Individual Use																	
Business Uses: AUTOMOBILE Sales and Services																	
AUTOMOBILE, Truck, Trailer and Boat Sales room (all indoors)																	
AUTOMOBILE or Trailer Sales area (open lot)																	
Major AUTOMOBILE Repair (all indoors)																	
Minor AUTOMOBILE Repair (all indoors)										S							
Gasoline Service Station										S							
AUTOMOBILE Washing Facility																	
Automotive Accessories (new)										S							
AUTOMOBILE Salvage Yard (junkyard)																	
Business Uses: Retail Trade																	
Building Material Sales (excluding concrete or asphalt mixing)																	
Hardware Store																	
Electrical or gas appliance Sales and Service																	



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	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Department Store																
Apparel Shop																
Shoe Store																
Jewelry Store																
Stationery-Gift Shop-Art Supplies																
Florist																
Newsstand-Bookstore																
Tobacconist																
Variety-Drygoods Store																
Music Store																
Drugstore																
Photographic Studio & Equipment Sales and Service																
Furniture Store - Office Equipment Sales																
Antique Sales and Service			S													
Used Furniture Sales and Service																
Pet Store																
Bicycle Sales and Service																
Fuel Oil, ice, coal, wood (sales only)																
Monument Sales (Excludes stone cutting)																
Pawn Shop																
Sporting Good Sales & Service																
Heating, Ventilating, Air Conditioning Sales and Service																
Lawnmower Sales and Service																
Business Uses: Recreational																
Amusement Park			S									S	S	S	S	
Resort or Organized CAMP	S		S													
Bait Sales	S		S													
Billiard Room																
Bowling Alley																
Country club or golf course	S															
Country Club Clubhouse	S		S													
Dancing Academy or hall																
Lodge or private club	S		S													



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Principal USES	Zoning DISTRICTS									Zoning DISTRICTS						
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Outdoor commercial recreational enterprise (except amusement park)	S		S													
Private Indoor Recreational Development			S			S	S									
Public CAMP or picnic area	S		S													
Riding Stable	S	S	S	S <sup>3</sup>												
Seasonal hunting or fishing lodge	S		S													
Stadium or coliseum			S										S	S	S	
THEATER, indoor																
THEATER, OUTDOOR			S													
Commercial Fishing Lake	S	S	S													
Business Uses: Miscellaneous																
Aviation sales, service or storage			S													
Cemetery or Crematory		S	S													
Pet Cemetery	S	S	S													
KENNEL	S	S	S									S				
VETERINARY HOSPITAL	S	S	S								S	12	S			
Commercial Breeding Facility																
Wholesale Business																
Warehouse											S					
Self-storage Warehouses, providing heat and utilities to individual units									S		S		S			
Self-Storage Warehouses, not providing heat and utilities to individual units			S						S		S		S			
Auction House (non-animal)																
Christmas Tree Sales Lot																
OFF-PREMISES SIGN within 660' of the edge of the RIGHT-OF-WAY of an interstate highway																
OFF-PREMISES SIGN beyond 660' of the edge of the RIGHT-OF-WAY of an interstate highway		S	S													
OFF-PREMISES SIGN along federal highways except interstate highways																
OFF-PREMISES SIGN																
SEXUALLY ORIENTED BUSINESSES <sub>11</sub>																
TEMPORARY USES																



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Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Recycling of non-hazardous materials (all storage and processing indoors)												S			
LANDSCAPE WASTE PROCESSING FACILITIES			S												S
Contractors Facilities (with No Outdoor STORAGE Nor Outdoor OPERATIONS)		S	S												
Contractors Facilities with Outdoor STORAGE and/or Outdoor OPERATIONS		S	S								S	S			
AGRICULTURAL DRAINAGE CONTRACTOR Facility with no Outdoor STORAGE and/or Outdoor OPERATIONS <sup>20</sup>	S <sup>21</sup>	S	S												
AGRICULTURAL DRAINAGE CONTRACTOR Facility with Outdoor STORAGE and/or Outdoor OPERATIONS <sup>20</sup>	S <sup>21</sup>	S	S								S	S			
Industrial Uses: Food and Kindred Products															
Meat, Fish and Poultry Preparation and Packing															S
Animal and Marine Fats and Oils Manufacturing and Packaging															S
Vegetable Fats and Oils Manufacturing & Packaging															
Canning and Preserving of Vegetables & Seafood															
Grain Mill Products Manufacturing and Packaging															
Dairy Products Manufacturing, Processing and Packaging															
Confectionery Products, Manufacturing & Packaging															
Beverage (Alcoholic and Non-Alcoholic) Distilling, Manufacturing, Processing, and Bottling															
Other Food Preparations Manufacturing, Processing and Packaging															
Industrial Uses: Textile and Apparel															
Wool, cotton, silk and man-made fiber manufacturing															
Manufacturing and Processing Wearing Apparel and Related Finished Products Manufacturing															
Miscellaneous Finished Products Manufacturing including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas, and Similar Products															



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	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Industrial Uses: Primary Metal Manufacturing																
Steel Works, Blast Furnaces and the Rolling & Finishing of Ferrous Metals															S	
Smelting and Refining of Non-Ferrous Metals															S	
Foundries															S	
Rolling, Drawing & Extrusion of Non-Ferrous Metals															S	
Industrial Uses: Fabricated Metal Products																
Machinery (Except Electrical) Manufacturing																
Armaments Manufacturing (Non-Explosive)																
Electrical and Electronic Machinery, Equipment and Supplies Manufacturing																
SMALL SCALE METAL FABRICATING SHOP	S <sub>13</sub>	S <sub>13</sub>	S <sub>13</sub>													
Transportation Equipment Manufacturing																
Other Fabricated Metal Products, Including Containers, Tools, Hardware, Structural Metals Piping, Boilers and Furnaces, Machined Products, Metal Stamping, Wire Products and the Coating and Engraving of Metal Products																
Industrial Uses: Chemicals and Allied Products																
Plastics, Synthetic Resins, Synthetic Rubber Manufacturing															S	
Drug Manufacturing																
Soap, Detergent, Bleaching Agents and Cleaning Preparations Manufacturing															S	
Cosmetics and Toiletries Manufacturing																
Paints, Varnishes, Lacquers, Enamels, Inks, Dyes, Gum and Wood Derivatives Manufacturing															S	
Explosives and Incendiary Products Manufacturing and Storage															S	
Fertilizer Manufacturing and Bulk Storage															S	
Bone Distillation and Glue Manufacturing															S	
Radioactive Materials Manufacturing and Refining															S	
Corrosive Acids, Chlorine, Caustic Soda, and Potash Manufacturing and Bulk Storage															S	



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	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Insecticide, Fungicide, Herbicide and Poisons Manufacturing and Bulk Storage															S	
Industrial Uses: Electric Power Generating Facilities																
Coal/Oil Steam Turbine															S	
Natural Gas Steam Turbine															S	
Gas Turbine Peaker		S	S											S	S	
BIG WIND TURBINE TOWER <sup>18</sup> (1-3 BIG WIND TURBINE TOWERS)		S <sup>18</sup>	S <sup>18</sup>											S <sup>18</sup>	S <sup>18</sup>	
WIND FARM		B														
Industrial Uses: Petroleum and Rubber Products																
Petroleum Refining															S	
Paving and Roofing Materials Manufacturing															S	
Rubber Products Manufacturing, Including the Reclamation of Rubber															S	
Linoleum and other Hard Surface Floor Coverings Manufacturing															S	
Gasoline and Volatile Oils Storage up to and Including 80,000 gallon capacity in the Aggregate <sup>6</sup>									S		S			S		
Gasoline and Volatile Oils Storage of greater than 80,000 gallons but no more than 175,000 gallon capacity in the Aggregate <sup>6</sup>									S					S		
Gasoline and Volatile Oils Storage Facilities exceeding 175,000 gallon capacity of volatile liquid in the Aggregate <sup>6</sup>															S	
Fuel Ethanol Manufacturing <sup>14,15</sup>															S	
Liquefied Petroleum Gases Storage <sup>6</sup>									S		S			S	S	
Industrial Uses: Stone, Glass and Clay Products																
Glass Products Manufacturing																
Hydraulic Cement Manufacturing																
Structural Clay Products Manufacturing																
Pottery and Related Products Manufacturing																
Concrete, Gypsum and Plaster Manufacturing																
Cut Stone and Stone Products Manufacturing																
Abrasives, Asbestos and Miscellaneous Non-Metallic Products Manufacturing																



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Industrial Uses: Professional, Scientific and Controlling Devices																
Engineering, Laboratory, Scientific and Research Instruments, Manufacturing																
Mechanical Measuring and Controlling Instruments Manufacturing																
Optical Instruments and Lenses Manufacturing																
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing																
Photographic Equipment and Supplies Manufacturing																
Watches, Clocks and Clockwork Operated Devices Manufacturing																
Industrial Uses: Printing, Publishing and Related Industries																
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing																
Bookbinding																
Motion Picture Production Studio																
Industrial Uses: Lumber and Wood Products																
Wood Fabricating Shop and Related Activities			S													
Sawmills and Planing Mills, and related activities		S	S													
Household and Office Furniture Manufacturing																
Paper and Pulp Manufacturing																
Building Paper, Paper Containers, and Similar Products Manufacturing																
Industrial Uses: Research, Development and Prototype Manufacturing Industries																
Theoretical and Applied Research Development and Prototype Light Manufacturing of the following: Drugs, Chemicals, Food products, Rubber and Petroleum Products, Light Weight Fabricated Metal Products, Electronic and Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-Electrical Machinery, Textiles, Glass and Ceramic Products																
Non-Profit or Governmental Educational and Research Agencies																



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Industrial Uses: Miscellaneous Manufacturing and Industries																
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing																
LIGHT ASSEMBLY											S					
Musical Instruments and Allied Products Manufacturing																
Office and Artists Materials Manufacturing (Except Paints, Inks, Dyes and Similar Products)																
SIGNS and Advertising Display Manufacturing																
Pre-Existing Industrial Uses (Existing Prior to October 10, 1973)		S	S													

**Footnotes**

1. In case a proposed principal USE is not specifically included in Section 5.2, Table of Authorized Principal USES, or elsewhere in the *Champaign County Zoning Ordinance*, the Zoning Administrator shall interpret in what DISTRICT the USE is permitted by comparing the proposed USE to the most similar USE listed in the ordinance.
2. All AIRCRAFT must land at a facility permitted under the terms of this ordinance and certified by the Illinois Division of Aeronautics. Provided, however, that nothing in this ordinance shall be construed to prohibit the landing of aircraft due to aircraft or medical emergency; landing due to other bona fide emergency at the direct order of police, fire or emergency officers; landing of agricultural aircraft pursuant to the *Illinois Highway Code* (605 ILCS 5/9-129); or landing of aircraft qualifying as Special Purpose aircraft under the *Illinois Aviation Safety Rules*, (92 IL Admin. Code, Part 14, Section 14.880).
3. Provided that the Riding Stable is located in a recorded subdivision or Planned Unit Development and is included as a part of the overall scheme of development which centers around the riding and keeping of horses, and where no less than seventy-five percent of the horses boarded are owned by residents of the subdivision or PUD, in which the riding stable is located.
4. Only when located in a unified industrial development and where occupying LOTS comprising no more than 25 percent of the total LOT AREA of the development.
5. Outdoor STORAGE as an ACCESSORY USE is allowed by right when all outdoor STORAGE is located in the REAR YARD and is completely screened by a Type D SCREEN meeting the provisions of Section 7.6.3.
6. These USES shall conform to the Zoning Restrictions of the DISTRICT in addition to conforming to State Regulations set forth in the *Illinois Gasoline Storage Act* (430 ILCS 15/0.01 *et seq.*) and set forth in the *Illinois Rules for the Storage, Transportation, Sale and Use of Liquefied Petroleum Gas* (41 IL Admin. Code, Part 200).
7. Permitted only in STRUCTURES existing prior to October 10, 1973 together with later additions not exceeding one-third of the floor area of the structure as it existed on that date, provided that if such structure used for SINGLE FAMILY DWELLING purposes is destroyed by fire, accident, or act of God, it shall not be reconstructed or repaired to occupy a larger or different BUILDING AREA on the LOT.



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