

10-3B-2: PERMITTED, CONDITIONAL, TEMPORARY AND PROHIBITED USES:

The use regulations for each zone are listed in table 1 of this section, and shall be subject to the following rules or interpretation:

A. A use listed in table 1 of this section, in any district denoted by the letter "X", is a use permitted by right; provided that the requirements of state and village law, including this title, have been met.

B. A use listed in table 1 of this section, in any district denoted by the letter "S", is a use, which is permitted by right as a special use subject to the provisions of section 10-4-3 of this title; provided that the requirements of state and village law, including this title, have been met.

C. A use listed in table 1 of this section, in any district denoted by the letter "C", is a use which may be permitted as a conditional use subject to the provisions of sections 10-4-4 and 10-7-2 of this title; provided that the requirements of state and village law, including this title, have been met and shall be subject to the express conditions of the conditional use permit which shall be set forth in this chapter and which shall ensure that the proposed conditional use is compatible with surrounding properties and that any adverse effects of such conditional use on the public health, safety, and welfare have been or will be removed or mitigated.

D. A use listed in table 1 of this section, in any district denoted by the letter "T", is a use which may be permitted as a temporary use, subject to the provisions of section 10-4-5 of this title; provided that the requirements of state and village law, including this title, have been met.

E. A use listed in table 1 of this section, in any district for which there is no letter designation, shall be prohibited.

F. All uses which are not expressly permitted by table 1 of this section are prohibited, except uses which are permitted by a conditional use permit, which uses shall also be prohibited unless specifically authorized by a conditional use permit approved by the board of trustees by ordinance. Where a use is not expressly prohibited by table 1 of this section, but the board of trustees by ordinance finds that a proposed use is substantially similar to listed uses which are expressly permitted and compatible with the character and objectives of the zoning district or districts within which it would be located, such a conditional use may be granted by village ordinance, subject to the express conditions which the board of trustees determines will make the proposed conditional use compatible with surrounding properties and/or that will mitigate or remove any adverse effects of such conditional use on the public health, safety, and welfare.

G. The listing of a particular conditional use within a specific zoning district does not constitute any assurance or presumption that such conditional use will be approved. Rather, each proposed conditional use shall be evaluated on a case by case basis, in relation to its compliance with the standards and conditions set forth in this zoning ordinance, and with the standards for the district in which it is located, in order to determine whether approval of the conditional use is appropriate at the particular location, with the specific conditions proposed. (Ord. 2010-11-02, 11-24-2010)

H. Table 1, principal uses permitted in zones:

X	=	Permitted by right	C	=	Permitted with conditional use permit (see section 10-4-4 of this title)
S	=	Permitted by right as a special use (see section 10-4-3 of this title)	T	=	Permitted with temporary use permit

Use	AG	NC	SR	UR1	UR2	UR3	UR3A	UR4	CR	CBD	CA	CB	SB	LI	LI-2	RD ¹
Use	AG	NC	SR	UR1	UR2	UR3	UR3A	UR4	CR	CBD	CA	CB	SB	LI	LI-2	RD ¹
Adult respite care center	C	C	C	C	C	C	C	C	C	C		C	C			
Adult Use Cannabis Business Establishment(s)																
Adult Use Cannabis Craft Grower													C ¹	C ¹	C ¹	
Adult Use Cannabis Cultivation Center																
Adult Use Cannabis Dispensing Organization													C ²	C ²	C ²	

Adult Use Cannabis Infuser Organization Or Infuser													C ³	C ³	C ³	
Adult Use Cannabis Processing Organization Or Processor																
Adult Use Cannabis Transporting Organization Or Transporter																
Advertising agency										X		X	X			X
Advertising agency (if restricted to second floor and above)											X					
Advertising display construction														X	X	C
Agricultural implement sales and service (see subsection 10-4-3B3 of this title)														S	S	
Agricultural uses	X															
Airport (see subsection 10-4-4B21 of this title)	C													C	C	
Amusement park									C							
Antique sales								C		X	X	X	X	X	X	X
Appliance, sales, repair or service								C		X		X	X	X	X	X
Arboretum or botanical garden (5 acre minimum)	C															
Archery range, indoor									C			C	C			
Archery range, outdoor (see subsection 10-4-4B16 of this title)	C								C							
Art gallery, commercial								C		X	X	X	X			X
Art supply store								C		X	X	X	X			X
Automobile and/or truck body shop														X	X	
Automobile parking garage or lot										X		X	X	X	X	X
Automobile sales and rental (see subsection 10-4-3B3 of this title)												S	S			
Automobile service and repairs, excluding auto body repairs (see subsection 10-4-3B3 of this title)												S	S	S	S	

Automobile washing (see subsection 10-4-3B3 of this title)												S	S			
Bakery, retail								C		X	X	X	X			X
Bank								C		X		X	X			X
Barbershop								C		X	X	X	X			X
Batch plant for road construction	T	T	T	T	T	T	T	T	T	T		T	T	T	T	T
Beauty salon/tanning salon								C		X	X	X	X			X
Beverage distribution, sales														X	X	
Bicycle sales								C		X	X	X	X			X
Blueprinting and photostat shop												X	X	X	X	X
Boat rental (see subsection 10-4-3B5 of this title)	C								C							
Boat sales and service (see subsection 10-4-3B3 of this title)												S	S	X	X	
Bookstore (except no adult bookstore permitted)								C		X	X	X	X			X
Bowling alley									X	X		C	X			X
Building material sales yard (see subsection 10-4-4B12 of this title)														C	C	
Bulk materials storage (see subsection 10-4-4B26 of this title)														C	C	
Bus maintenance shop and bus parking lot (see subsection 10-4-3B3 of this title)														S	S	
Business machine repair, servicing and sales												X	X	X	X	X
Cabinetmaker													X	X	X	C
Camera shop								C		X	X	X	X			X
Camp, commercial recreational (see subsection 10-4-4B16 of this title)									C							
Camp, day or youth (see subsection 10-4-4B16 of this title)	C								C							
Candy store								C		X	X	X	X			X
Carnival or circus	T								T	T		T	T			
Carpet and rug cleaning plant														S	S	
Catalog sales office or mail order store												X	X	X	X	X

Catering service												X	X	X	X	X
Cemetery (see subsection 10-4-4B5 of this title)	C	C	C	C	C	C	C	C								
Childcare facility (see subsections 10-4-3B1 and 10-4-4B6 of this title)	S	S	S	S	S	S	S	S	C	C		C	C	C	C	
Christmas tree sales	T								T			T	T	T	T	T
Church, or other place of worship	X	X	X	X	X	X	X	X	X	C		C	X	X	X	X
Clothing store								C		X	X	X	X			X
Commercial center (see subsection 10-4-4B10 of this title)								C	C	C	C	C	C	C	C	C
Community center for public use (except for Village uses)	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
Compressed gas distribution, sales														X	X	X
Computer sales, retail								C		X	X	X	X			
Contractor's equipment storage, indoor												X	X	X	X	
Contractor's equipment storage, yard														C	C	
Contractor's model home	T	T	T	T	T	T	T	T	T							T
Contractor's project office and sheds	T	T	T	T	T	T	T	T	T			T	T	T	T	T
Crematory (see subsection 10-4-4B30 of this title)															C	
Currency exchange										X		X	X			X
Dance and/or fitness studio (instructional)								C		X	X	X	X	X	X	X
Dance hall (instructional)								C	C	C		C	C			C
Department store										X	X	X	X			X
Discount store										X	X	X	X			X
Drive-in theater (see subsection 10-4-4B17 of this title)		C							C							
Drive-up sales, rental or service (see subsection 10-4-4B11 of this title)										C		C	C			C
Drugstore								C		X	X	X	X			X
Dry cleaning, pressing, repair								C		X		X	X			X

Dwelling, apartments								X				C	C			
Dwelling, group								X								
Dwelling, single-family	X	X	X	X	X	X	X	X	X							
Dwelling, townhouse								X								
Dwelling, two-family		X						X								
Dwelling unit (if restricted to second floor and above)										C	C	C	C			
Elderly housing (see subsection 10-4-4B25 of this title)								C								
Electronic equipment sales (not installation)								C		X	X	X	X	X	X	X
Emergency care, trauma center (see subsection 10-4-3B2 of this title)	S							C				S	S			
Employment office										X		X	X			X
Employment office (if restricted to second floor and above)											X					
Engineering office										X	X	X	X			X
Exterminating and fumigating shop													X	X	X	C
Feed and grain sales														S	S	
Floodplain uses (see subsection 10-4-4B27 of this title)	C	C	C	C	C	C	C	C	C			C	C	C	C	C
Floor covering sales										X	X	X	X	X	X	X
Florist sales								C		X	X	X	X	X	X	X
Food processing and packing														X	X	C
Fruit and vegetable market, retail								C		T	T	X	X	S	S	X
Fuel: oil, coal, and wood sales														C	C	
Funeral home													X			X
Furnace, HVAC, and water heater sales, display, service								C				X	X	X	X	X
Furniture cleaning, refinishing														X	X	C
Furniture sales										X	X	X	X	X	X	X
Furrier, retail only										X	X	X	X			X
Garden center, greenhouse, nursery												S	S	S	S	

[illegible]

Institutional mixed use (see subsection 10-4-4B24 of this title)								C					C			
Insurance office								C		X	X	X	X	X	X	X
Interior decorators								C		X		X	X	X	X	X
Jewelry, sales								C		X	X	X	X			X
Kennels, animal shelter, dog obedience school (see subsection 10-4-4B3 of this title)	C													C	C	
Kennel, commercial (sales or boarding) (see subsection 10-4-4B3 of this title)	C													C	C	
Landscape contractor's storage yard														C	C	
Laundry, nonretail														X	X	C
Laundry, retail												X	X			X
Leather goods sales								C		X	X	X	X			X
Library, public (except for village uses)	C	C	C	C	C	C	C	C	C			C	C	C	C	C
Liquor store (see section 3-8-6 of this code)										X	X	X	X			
Locksmith								C				X	X	X	X	X
Lumber, retail sales												C	C	C	C	
Machinery storage yard	C													C	C	
Massage establishment (only if currently licensed pursuant to Chapter 7 fo Title 3 of the Lake Villa Village Code)										C	C	C	C	C	C	
Meat market, retail								C		X	X	X	X			X
Meatpacking														X	X	
Medical cannabis cultivation center (see subsection 10-4-4B28 of this title)															C	
Medical cannabis dispensing organization (see subsection 10-4-4B29 of this title)													C	C	C	
Medical clinic, or office								C		X	C	X	X	X	X	X
Medical laboratory												X	X	X	X	X

Miniwarehouse, personal storage facility (see subsection 10-4-4B13 of this title)													C	X	X	
Mobile home sales, service														S	S	
Monument sales												X	X	X	X	
Motorcycle sales, service (see subsection 10-4-3B3 of this title)												S	S	S	S	
Motor-rail freight terminal														X	X	X
Museum, or gallery, not for profit (except for village uses)								C	C	C	C	C	C	C	C	C
Music, musical instruments, and CD sales							C		X	X	X	X	X	X	X	
Nursery, tree and shrubs, nonretail	X															
Nursing home or convalescent home, including instruction for the mentally or physically handicapped (see subsection 10-4-4B8 of this title)							C						C			
Office equipment and supplies, retail sales and service							C		X	X	X	X	X	X	X	X
Office park (see Commercial center)												C	C	X	X	C
Offices for executive or administrative purposes									X	X	X	X	X	X	X	X
Ornamental iron workshop														X	X	
Outside sales, storage, and display uses (see subsection 10-4-3B4 of this title)									S	S	S	S	S	S	S	
Park or playground, public			X	X	X	X	X	X	X	X		X	X	X	X	X
Paint and wallpaper sales							C		X	X	X	X	X	X	X	X
Park, commercial recreation								C								
Pet store and grooming							C		X		X	X	X	X	X	X
Photography studio							C		X	X	X	X	X	X	X	X
Picnic grove								X								

[illegible]

[illegible]

[illegible]

Upholstery shop								C		X		X	X	X	X	X
Utility installation and service (see subsection 10-4-4B23 of this title)														C	C	
Utility service yard or garage														C	C	
Veterinary clinic (indoor only)												X	X	X	X	X
Village buildings, structures and other Village uses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Warehouse														C	C	
Water softening equipment sales, rental, service										X		X	X	X	X	X
Welding shop														X	X	
Well drilling service														X	C	
Wholesaling and storage of goods or materials														X	X	
Wildlife refuge or preserve (5 acre minimum)	C															
Wind energy system, large																
Wind energy system, small - building- mounted												C	C	C	C	
Wind energy system, small - ground- mounted																

Note:

1. Any use existing in the RD District as of August 15, 1991, is a permitted use.

C¹= An Adult Use Craft Grower may be authorized only when granted a Conditional Use by a separate ordinance and only when co-located within the Village and sharing the same premises with a Medical Cannabis Dispensing Organization and/or with an Adult-Use Cannabis Dispensing Organization.

C²= Not more than two (2) Conditional Uses for Adult Use Cannabis Dispensing Organizations shall be authorized within the Village.

C³= An Adult Use Infuser Organization may be authorized only when granted a Conditional Use by separate ordinance and only when colocated within the Village and sharing the same premises with a Medical Cannabis Dispensing Organization and/or with an Adult Use Dispensing Organization.

(Ord. 2014-07-01, 7-9-2014; amd. Ord. 2015-01-02, 1-28-2015; Ord. 2016-11-02, 11-9-2016; Ord. 2017-06-01, 6-28-2017; Ord. 2019-02-05, 2-4-2019; Ord. 2019-11-02, 11-18-2019; Ord. 2020-01-01, 1-6-2020; Ord. 2022-11-03, 11-27-2022; Ord. 2022-11-04, 11-27-2022; Ord. 2024-02-02, 2-5-2024)

I. Table 1, principal uses permitted in prior zones¹:

X	=	Permitted by right
S	=	Permitted by right as a special use (see section 10-4-3 of this title)
C	=	Permitted with conditional use permit (see section 10-4-4 of this title)
T	=	Permitted with temporary use permit

Use	SR1	SR2	SR3	SR4	R1	R2
Use	SR1	SR2	SR3	SR4	R1	R2

Agriculture:						
Apiary						
Cultivation of field and garden crops	X	X	X	X	X	X
Greenhouse, nonretail						
Nursery, tree and shrub, nonretail						
Residential:						
Apartment as accessory use in business buildings, but not on the ground floor frontage						
Apartment house			X	X		
Attached dwelling unit for owner or operator of principal use						
Cluster single-family	X	X	X	X		
Elderly housing				C		
Group dwelling				X		
Kennel, private (see subsection 10-4-4B3 of this title)		C			C	
Planned residential			X	X		
Riding stable, private (see subsection 10-4-4B4 of this title)		C			C	
Sheltered care home (see subsection 10-4-4B2 of this title)	C	C	C	C	C	C
Single-family dwelling	X	X	X	X	X	X
Two-family dwelling						
Institutional:						
Cemetery (see subsection 10-4-4B5 of this title)	C	C	C	C	C	C
Childcare/center, nursery school (see subsection 10-4-3B1 or 10-4-4B6 of this title)	S	S	S	S	S	S
Church, or other place of worship	X	X	X	X	X	X
Commercial school, trade school or other school offering specialized courses of study including personnel training center						
Community center, public	X	X	X	X	X	X
Convent, monastery				X		
Emergency care, trauma center (see subsection 10-4-3B2 of this title)						
Hospital, general (see subsection 10-4-4B7 of this title)						
Institutional mixed use						C
Library, public	X	X	X	X	X	X
Municipal building, structure, or other municipal use	X	X	X	X	X	X
Museum or gallery, nonretail	X	X	X	X	X	X
Nursing home or convalescent home, including institution for the mentally or physically handicapped (see subsection 10-4-4B8 of this title)				C		
Park or playground, public	X	X	X	X	X	X
Recreation center, public	X	X	X	X	X	X
School, primary or secondary	X	X	X	X	X	X
School, university, college, junior college, or seminary						

Spectator sports facility, private and public, not including those accessory to primary and secondary schools (see subsection 10-4-4B9 of this title)						
Wildlife refuge or preserve, arboretum or botanical garden, noncommercial (5 acre minimum)						
Commercial recreation outdoor:						
Amusement park						
Archery range						
Boat rental and storage						
Camp, commercial recreation						
Camp, day or youth						
Carnival or circus						
Club, outdoor recreational						
Country club	C	C	C	C	C	C
Drive-in theater (see subsection 10-4-4B17 of this title)						
Go-kart track						
Golf course	C	C	C	C	C	C
Golf driving range						
Marina, commercial (not permitted)						
Miniature golf						
Park, commercial recreation						
Recreational accessory use						
Resort						
Riding stables, commercial (see subsection 10-4-4B4 of this title)						
Skating rink, commercial						
Swimming pool, commercial						
Other:						
Airports and heliports (see subsection 10-4-4B21 of this title)						
Automobile parking lots and garages						
Public and private utilities (see subsection 10-4-4B23 of this title)	C	C	C	C	C	C
Signs (see sign ordinance)						
Solid waste disposal sites						
Temporary uses:						
Christmas tree sales						
Contractor's project office and equipment sheds	T	T	T	T	T	T
Real estate project sales office	T	T	T	T	T	T
Seasonal sales of farm produce						
Tent meeting						

(Ord. 2004-01-01, 1-14-2004)

Notes

1. See last paragraph of section 10-3A-3 of this chapter.