

Village of Fox Lake

9-1-4-2: PERMITTED AND SPECIAL USES PERMITTED IN ZONING DISTRICTS:

- A. Permitted Uses: The permitted and special uses permitted in zoning districts are in accordance with table 1 of this section.
- B. Uses Not Specifically Listed In Districts: When a use is not specifically listed in the sections devoted to "permitted uses", it shall be assumed that such uses are expressly prohibited unless by a written decision of the board of appeals, it is determined that said use is similar to and not more objectionable than uses listed. (Ord. 89-54, 6-26-1989)
- C. Districts B-2 And B-3: The permitted uses allowed in B-2 are also allowed in B-3. The special uses allowed in the B-2 zoning district are also included in the B-3 zoning district. (Ord. 92-62,12-7-1992; amd. Ord. 2002-02, 1-8-2002)

**TABLE 1
USES IN ZONING DISTRICTS**

Key: X Indicates a permitted use.

S Indicates a special use permitted in accordance with the provisions of section 9-1-6-10 of this ordinance.

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Accessory uses, permitted in district	X	X	X	X	X	X	X	X	X	X	X	X	X
Adult entertainment												S	
Agriculture													X
Agritourism												X	X
Airports or aircraft landing fields											S	S	
Animal pounds, shelters, and kennels											X		
Antique shops						X	X	X	S	S			

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Apiary (beekeeping)													X
Appliance repair shops						S	X	X			X		
Appliance stores, retail						X	X	X			X		
Appliance stores, wholesale								X			X		
Arboretum/botanical garden													X
Asphalt mixing											S	S	
Assisted living facility					S		S	S					
Assisted living facility (over 55 years)					S		S	S					
Auditoriums						S	S	S	S		S	S	
Automobile accessory stores						X	X	X			X		
Automobile painting, upholstering, repairing, reconditioning and body and fender repairing								S			X	X	
Automobile rental						S	X	X					
Automobile service stations						S	S	X			X		
Bait shops								X	X	X			
Bakeries, retail where a maximum 30% of floor area is devoted to the processing of goods						X	X	X					
Bakeries, wholesale								X			X		
Bed and breakfast		S	S	S	S	S	S	S	S				S
Beverage bottling and distributing											X		
Boat accessories						X	X	X		X	X		
Boat and marine sales							S	S		X	S		

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Boat launching									X	X	S		
Boat liveries									X	X	S		
Boat rental								S	X	X	S		
Boat repair and service								X		X	X		
Boat slip rental									X	X			
Boat storage								S	S	X	S	S	
Bowling alleys							S	X	X	X	S		
Building/landscape materials sales or storage								S			X	X	
Cabins or cottages for seasonal use									X	X			
Candy stores						X	X	X					
Car washes							S	S			S		
Carpet and rug stores						X	X	X			X		
Catering establishments						S	S	X	S		X		
Cemeteries, including mausoleums and crematories (must conform to state and federal standards)		S	S	S	S		S	S	S	S	S	S	S
Christmas tree sales						X	X	X	X	X	X		X
Churches	X	X	X	X	X								X
Cigar lounge						S	S	S					
Clothing stores						X	X	X					
Clubs, lodges, meeting halls, and recreational centers						S	S	S	S	S	S	S	
Collection bins on property owned by or leased to a unit of local government	X	X	X	X	X	X	X	X	X	X	X	X	X

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Colleges and universities and other accessory buildings necessary for operation		S	S	S	S	S	S	S					
Concrete mixing											S	S	
Construction buildings, temporary and not to exceed the completion date of such construction	X	X	X	X	X	X	X	X	X	X	X	X	
Contractor's equipment storage yard							S	S			X	X	
Contractor's shop							S	S			X	X	
Convenience store (with gas)						S	S	X			X		
Convenience store (without gas)						X	X	X					
Convention centers								X	X		X	X	
Cultivation of garden and field crops												X	X
Currency exchanges						X	X	X					
Department stores						X	X	X					
Diaper services								X			X		
Drive-through window						S	S	S	S	S	S	S	
Driving range								S	S		X	X	S
Drugstores						X	X	X					
Dry cleaners, wholesale								X			X	X	
Dry cleaning, retail						X	X	X					
Dwellings for manager or operator and their families when located on premises where they are employed								S	S	S	S	S	S
Dwellings located above the ground floor (must conform to standards of the R-4 district)						X	X	X	X				

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Electrical fixture, electronics and equipment sales, service and repair						X	X	X			X		
Equestrian academies and arenas											S		X
Exposition center								S			S	S	
Extraction of earth products											S	X	
Farming, including necessary buildings and the keeping of farm animals											S	S	X
Feed and grain sales											X	X	X
Financial institutions, including drive-in facilities						X	X	X	X		X	X	
Florist						X	X	X					
Flower farm													X
Food stores including meat and fish markets, and delicatessens						X	X	X					
Fowl, domestic	X	X	X										
Freight terminals											X	X	
Fruit and vegetable market						S	X	X					X
Fuel sales and storage, wholesale limited to 120,000 gallons per tank with storage not to exceed 500,000 gallons											S	S	
Funeral parlors and undertaking establishments							S	X					
Furniture stores						X	X	X			X		
Furriers, retail						X	X	X					
Game room						S	S	X	S	S			

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Garages, commercial or municipal								X			X	X	
Garden center/greenhouse/nursery, retail						X	X	X			X	X	X
Gift shops						X	X	X	X	X			
Golf courses, par 3 and miniature								X	X		X		S
Golf courses, regulation size, and accessory uses to their operation such as pro shops, and eating and drinking establishments													S
Grass or sod farm													X
Gunsmith											S	S	
HVAC and equipment sales, service, repair							S	X			X		
Hair, nail, and beauty salons						X	X	X					
Hardware stores						X	X	X			X		
Haunted houses, temporary								S			X	X	X
Health clubs						X	X	X	S	S	X		
Heliports								S	S	S	S	S	S
Hobby shops for items to be assembled or used away from the premises						X	X	X					
Home occupations	X	X	X	X	X								
Hospitals	S	S	S	S	S		S	S					
Hotels/motels						S	X	X	X	S			
Ice cream stores						X	X	X	X				
Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Interior decorating shops, including the making of articles when conducted as part of the retail operation and secondary to the principal use						X	X	X					
Jewelry stores						X	X	X					
Kennels											S		S
Laboratories - medical, dental, optical							S	X			X		
Laundries, wholesale											X	X	
Laundromat						X	X	X					
Leather goods and luggage stores						X	X	X					
Liquor stores/package goods						X	S	X	S	S			
Locksmith shops						X	X	X					
Mail order houses								S			X	X	
Manufacturing											X	X	
Massage therapy						S	S	S					
Meat markets, retail						X	X	X					
Meat markets, wholesale											X	X	
Medical clinics, dental clinics and physician offices						X	X	X					
Medical marijuana cultivating center													S
Medical marijuana dispensary												S	
Meeting halls						S	X	X	S	S			
Memory care facility					S		S	S					
Microbrewery/distillery/ brewpubs						X		X	X		X	X	

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Monument sales							X	X					
Motor freight terminals											X	X	
Motor vehicle sales establishments							S	S					
Music stores						X	X	X					
Nursery/daycare		S	S	S	S		S	S					
Nursery/landscaping, wholesale													X
Nursing homes			S		S		S	S					
Off- site parking lot		S	S	S	S	S	S	S	S	S	S	S	S
Office - professional, business, institutional or public						X	X	X	X		X	X	
Office supply stores						X	X	X					
Orchard													X
Outdoor club								S	S	S	S	S	S
Outdoor temporary holiday sales						S	X	X	X	X	X	X	X
Paint and wallpaper stores						X	X	X					
Parcel delivery facilities								S			X	X	
Parks, publicly owned	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet grooming						X	X	X			X		S
Photographic supply stores						X	X	X					
Planned unit development (PUD)		S	S	S	S	S	S	S	S	S	S	S	
Plumbing fixture sales stores						X	X	X					
Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Plumbing fixtures and equipment sales, service and repair							X	X			X		
Printers and lithographers, retail						X	X	X					
Printers and lithographers, wholesale								X			X	X	
Psychic readings and associated services						X	X	X					
Public open land, refuge or preserve	X	X	X	X	X	X	X	X	X	X	X	X	X
Public service uses: filtration plants, pumping stations and water reservoirs, sewage treatment plants, police and fire stations, telephone exchanges, repeater stations and other telephone facilities, electric substations, electric distribution centers, gas regulator stations, radio and television towers, railroad passenger stations, transit and public transportation facilities, bus terminals, bus garages, bus lots, street railway terminals, streetcar houses, municipal recreation or community centers, parks and recreation areas, sanitary landfill	S	S	S	S	S	S	S	S	S	S	S	S	S
Public services uses (including, but not limited to, those listed above) owned and/or operated by the village of Fox Lake	X	X	X	X	X	X	X	X	X	X	X	X	X
Radio and television sales and repair shops						X	X	X					
Radio and television towers		S	S	S	S		S	S	S	S	S	S	
Railroad rights of way and trackage, not to include reclassification yards, terminals or maintenance facilities							S	S	S	S	S	S	
Real estate offices, permanent						X	X	X					
Real estate offices, temporary	X	X	X	X	X	X	X	X	X	X	X	X	
Recreational centers						S	S	S	S	S	X		

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Recreational vehicle park										S	S	S	
Recycling center											X	X	
Religion institutions, other than churches		S	S	S	S		S	S					
Resale stores						X	X	X			S	S	
Residential:													
Multi-family in Washington Street business district							S	S					
Multiple-family dwellings				X	X								
Single-family dwelling attached				X	X				X				
Single-family dwelling detached	X	X	X	X	X				X				X
Restaurants, drive-in or drive-through						S	S	S	S	S			
Restaurants with liquor license						X	S	X	S	S			
Restaurants without liquor license						X	X	X	X	X			
Retail and service businesses similar to the permitted uses in B-2							S						
Retail and service businesses similar to the permitted uses in B-3								S					
Sanatoriums or rehabilitation institutions such as for the aged and children	S	S	S	S	S								
Schools and required uses for their operation (e.g., playgrounds and athletic fields):													
Elementary and high school		X	X	X	X								
Colleges, universities and trade schools						S	S	S			X	X	
Scrap yard											S	S	

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Self-storage							S	S	S	S	S	S	
Shoe sales and repair						X	X	X					
Short term housing rentals		S	S	S	S	S	S	S	S	S			
Skating rink, outdoor								S	X	X	S		S
Skating rinks, indoor							S	S	X	X	S		
Small wireless facilities (subject to sections <u>7-1E-1</u> through <u>7-1E-8</u> of the Village Code)	X	X	X	X	X	X	X	X	X	X	X	X	X
Small wireless facility height variations (subject to sections <u>7-1E-1</u> through <u>7-1E-8</u> of the Village Code)	S	S	S	S	S	S	S	S	S	S	S	S	S
Solar farms											S	S	S
Sporting goods stores						X	X	X					
Stables											S		X
Stadiums											S	S	
Storage facilities, commercial or Municipal								X			S	S	S
Storage of disabled vehicles											S	S	
Storage of motor vehicles							S	S			S	S	S
Swimming pools, indoor and outdoor (commercial or Municipal)							S	S	X	X	S		
Tanning salons						X	X	X					
Tattoo parlors/body piercing						X	S	X	S	S			
Taverns						X	S	X	S	S			
Taxi service							X	X		X	X	X	

Uses In Districts	E-1	R-1	R-2	R-3	R-4	D	B-2	B-3	B-4	B-5	M-1	M-2	A-1
Temporary real estate office as part of the development limited to the selling or renting of units in such development for no longer than the completion of the sale of all units		X	X	X	X	X		X					
Temporary uses (subject to subsection <u>9-1-6-10D3</u> of this zoning ordinance)	S	S	S	S	S	S	S	S	S	S	S	S	S
Theaters						S	S	X	S		S	S	
Towers, commercial radio and television	S	S	S	S	S	S	S	S	S	S	S	S	S
Towing services								S			X	X	
Toy stores						X	X	X					
Upholstery services						S	S	X	X	X	X	X	
Variety stores						X	X	X					
Vending machine business, self-service, coin or currency operated								X					
Veterinarian offices and animal hospitals								X			X		S
Warehousing											X	X	
Wireless service antenna tower(s)											S	S	
Wireless service tower(s)											S	S	
Wrecking/recovery services											S	S	

(Ord. 2013-05, 3-12-2013; amd. Ord. 2013-11, 6-11-2013; Ord. 2013-17, 8-13-2013; Ord. 2013-36, 12-10-2013; Ord. 2014-08, 5-13-2014; Ord. 2014-22, 7-8-2014; Ord. 2015-03, 1-13-2015; Ord. 2015-17, 4-14-2015; Ord. 2015-36, 7-28-2015; Ord. 2015-42, 8-25-2015; Ord. 2015-44, 10-13-2015; Ord. 2016-14, 4-12-2016; Ord. 2016-33, 9-27-2016; Ord. 2018-29, 7-10-2018; Ord. 2018-31, 7-10-2018; Ord. 2018-34, 7-24-2018)