

158.030 ESTABLISHMENT OF DISTRICTS.

In order to carry out the purposes and provisions of this chapter, the following districts are hereby established:

(A) *Pre-urbanized District (P-1)*. This district provides for low density uses presenting a rural appearance.

(B) *Residence districts.*

(1) **R-1 Residential, Single Family, Low Density.** This district is intended to provide a suitable open character for single-family detached dwellings at the lowest densities, and community facilities and public open spaces which serve the residents of these districts or are benefitted by an open residential environment.

(2) **R1A Residential, Single Family, Low Density.** This district is intended to provide a suitable open character for single-family detached dwellings at low densities, and community facilities and public open spaces which serve the residents of these districts or are benefitted by an open residential environment.

(3) **R-2 Residential, Single Family and Two-Family, Low Density.** This district is intended to provide a suitable open character for single and two-family detached dwellings at medium densities, and community facilities and public open spaces which serve the residence of these districts or are benefitted by an open residential environment at medium densities.

(4) **R-3 Residential District, Multiple Family, Medium Density.** This district provides a suitable open character for multiple family dwellings at medium densities and community facilities and public open spaces which serve the residents of these districts or are benefitted by an open residential environment at medium densities.

(5) **R-3A Residential District, Multiple Family, Medium Density Four-Plex.** This district provides a suitable open character for multiple family dwellings at medium densities and community facilities and public open spaces which serve the residents of these districts or are benefitted by an open residential environment at medium densities, but is limited to four-plex buildings only.

(6) **RM-4 Residential-Mobile Home.** This district allows exclusively mobile home parks.

(7) **RO-5 Residential-Office, Duplex and Multiple Family, High Density.** (Obsolete) This zoning district classification, allowed by the 1982 Zoning Ordinance, provided for a mixture of single duplex and multiple family residences and offices. It is considered to be a potential transitional district to serve as a buffer between business and residential areas and business and industrial areas. The Village Board hereby declares this zoning classification to be obsolete and no longer appropriate for the village. No further rezonings to this classification will be allowed. Properties zoned RO-5 as of the date of this chapter shall continue to be subject to the use regulations for the RO-5 zone contained in the 1982 Ordinance. They shall be subject to the height and bulk regulations contained in the Schedule of Height and Bulk Regulations by Districts, § [158.034](#) hereto.

(C) *Business districts.*

(1) **B-1 Community Business District.** This district provides for community wide retail shopping and personal services. It is intended to be located to serve a wide area and be easily accessible to a large number of people.

(2) **B-2 General Business District.** This district provides for the business and services needed by the population of the community.

(D) *Industrial districts.*

(1) **I-1 Restricted Performance Manufacturing.** This district provides for a range of light manufacturing uses.

(2) **I-2 General Performance Manufacturing.** This district provides for heavier manufacturing uses than I-1, or uses creating appreciable truck and/or train usage.

(E) Planned Unit Developments, see §§ [158.040](#) through [158.059](#).

(Ord. 96-54, passed 3-26-96; Am. Ord. 04-36, passed 6-22-04)