

**CHAPTER 2
BASE ZONING DISTRICT REGULATIONS**

DIVISION 3: “RR” RURAL RESIDENTIAL DISTRICT REGULATIONS

Sections:

- Section 3-1: Statement of Intent
- Section 3-2: Permitted Uses
- Section 3-3: Permitted Accessory Uses
- Section 3-4: Prohibited Uses
- Section 3-5: Area Regulations
- Section 3-6: Height Regulations
- Section 3-7: Off-Street Parking and Loading
- Section 3-8: Site Plans

Section 3-1: Statement of Intent

The “RR” Rural Residential District is intended to provide for the continuation of general farming and related uses in those areas of the city that are not yet committed to urban development. It is further the intent of this district to protect lands contained herein from urban development until their orderly transition into urban-oriented districts is required.

Section 3-2: Permitted Uses

- (a) Agriculture and the usual agricultural buildings and structures, including the raising of livestock and poultry, and grain storage and grain-drying facilities; excluding feedlots, poultry farms and confinement systems. No livestock is to be housed closer than one hundred fifty (150) feet from any lot in any “R” District.
- (b) Bed and breakfast inn or boarding house, provided that:
 - 1. Not more than five (5) rooms are available for guest lodging, and this limitation may not be increased by variance;
 - 2. The manager resides in and occupies the bed and breakfast inn or boarding house when guests are present;
 - 3. Provision of food and meals shall meet all applicable state and local regulations and shall be served only to guests of the bed and breakfast inn or boarding house;
 - 4. All applicable codes shall be met, including, but not limited to, fire code, building code and this Code;
 - 5. Applicable off-street parking requirements shall be met;
- (c) Cemeteries, including mausoleums.
- (d) Churches, chapels, temples and similar places of worship.
- (e) Electrical and natural gas transmission and regulating facilities.
- (f) Forests and wildlife preserves.

- (g) Nurseries, greenhouses and truck gardens.
- (h) Private, noncommercial recreational areas and center, including country clubs, swimming pools, golf courses and riding stables; but not including automotive race tracks, miniature golf courses, drive-in theaters and similar commercial uses.
- (i) Private riding stables.
- (j) Public and parochial schools, elementary and secondary and other educational institutions.
- (k) Public water supply and sewage treatment facilities.
- (l) Publicly owned parks, playgrounds, golf courses and recreation areas.
- (m) Single-family (nonfarm) dwellings.

Section 3-3: Permitted Accessory Uses

- (a) Uses of land or structures customarily incidental and subordinate to one (1) of the permitted principal uses unless otherwise included.
- (b) Attached or detached private garage or carport, providing that such accessory uses shall not involve the conduct of a business.
- (c) One (1) mobile home utilized as living quarters for persons employed on a farm.
- (d) Home occupations and professional home offices.
- (e) Temporary buildings, including mobile homes or trailers, for uses incidental to construction work, which buildings shall be moved upon the completion or abandonment of the construction work.
- (f) Roadside stands for sale of seasonal products grown on the premises, provided that no permanent structures shall be erected or maintained.
- (g) Satellite dish antennas are to be located on the roof of the principal structure or in the side or rear yards only.
- (h) Group day care homes and day care homes.

Section 3-4: Prohibited Uses

- (a) Kennels for the raising, breeding and boarding of dogs or other small animals.

Section 3-5: Area Regulations

The following minimum requirements shall be observed:

- (a) Lot Area: No lot area shall be less than five (5) acres in size.
- (b) Front yard: 30 feet
- (c) Side yards: 20 feet.
- (d) Rear yard: 30 feet.

- (e) Corner Lots: Where a lot is located at the intersection of 2 or more streets, there shall be a front yard on each side of a corner lot; provided, however, that the buildable width of a lot of record at the effective date hereof need not be reduced to less than 35 ft, except where necessary to provide a yard along the side street with a depth of not less than 20 ft.

Section 3-6: Height Regulation

- (a) Maximum height: No limitation.
- (b) Maximum number of stories: No limitation.

Section 3-7: Off-Street Parking and Loading

Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 3 for all permitted uses.

Section 3-8: Site Plans

NONE REQUIRED for single family or agricultural development. Site plans shall be required in accordance with the provisions of Chapter 4 for all other uses permitted in this district.

DIVISION 4: “R” SINGLE AND TWO-FAMILY RESIDENTIAL DWELLING DISTRICT REGULATIONS

Sections:

- Section 4-1: Statement of Intent
- Section 4-2: Permitted Uses
- Section 4-3: Permitted Accessory Uses
- Section 4-4: Prohibited Uses
- Section 4-5: Area Regulations
- Section 4-6: Height Regulations
- Section 4-7: Perimeter Foundation Requirement
- Section 4-8: Off-Street Parking and Loading
- Section 4-9: Site Plans

Section 4-1: Statement of Intent

The “R” District is intended and designed to provide for low and medium-density residential areas now developed with single-family and two-family dwellings and areas where similar residential development seems likely to occur.

Section 4-2: Permitted Uses

- (a) Agricultural uses, including nurseries and truck gardens; provided that no offensive odors or dust are created, and provided, further, that no retail sales or the raising and keeping of livestock or poultry shall be permitted on the premises.
- (b) Bed and breakfast inn or boarding house, provided that:
 - 1. Not more than five (5) rooms are available for guest lodging, and this limitation may not be increased by variance;
 - 2. The manager resides in and occupies the bed and breakfast inn or boarding house when guests are present;
 - 3. Provision of food and meals shall meet all applicable state and local regulations and shall be served only to guests of the bed and breakfast inn or boarding house;
 - 4. All applicable codes shall be met, including, but not limited to, fire code, building code and this Code;
 - 5. Applicable off-street parking requirements shall be met;
- (c) Cemeteries, including mausoleums.
- (d) Churches, chapels, temples and similar places of worship; provided that all principal buildings be set back a minimum of forty (40) feet from all property lines.

- (e) Conversions of single-family dwellings into two-family dwellings in accordance with the lot area, frontage, height and yard requirements of this Division.
- (f) Museums, libraries and community centers operated by the City.
- (g) Planned unit development.
- (h) Private, noncommercial recreational areas, including clubs, swimming pools, tennis clubs and golf courses.
- (i) Public and parochial schools, elementary and secondary and other educational institutions having an established current curriculum the same as ordinarily given in the Nauvoo public schools; provided that all principal buildings be set back a minimum of forty (40) feet from all property lines.
- (j) Publicly owned parks, playgrounds, golf courses and recreation areas.
- (k) Single-family dwellings with attached garage or carport.
- (l) Two-family dwellings, or duplexes consisting of two (2) lateral attached dwelling units with each unit having a separate access and separate utilities, and existing or being constructed upon one lot or parcel of real estate which is divided into two (2) parcels to allow for separate ownership of each parcel; provided that the division of the lot or parcel into two (2) parcels is in such a manner as to result in one (1) single-family dwelling unit being located on either side of the common boundary line, with the common wall between the two (2) laterally jointed single-family dwelling units being on said common boundary line, and further subject to the recording of restrictive covenants, prior to division, which provide that the owners thereof are jointly and severally liable and responsible for the maintenance and repair of the common wall, as well as all other common aspects, including, but not limited to, utilities, water, sanitary sewer, storm sewer, easements, and driveways, all to the point of division. A duplex shall meet all other requirements pertaining to a two-family dwelling. Nothing herein, however, shall be construed to allow the lot to be further divided other than for the use of one (1) or both of the resulting two (2) parcels of real estate in the event the laterally jointed two-family dwelling unit is partially or totally damaged or destroyed.
- (m) Other uses deemed by the Planning Commission to be in character with the Zoning District.

Section 4-3: Permitted Accessory Uses

- (a) Uses of land or structures customarily incidental and subordinate to one (1) of the permitted principal uses unless otherwise excluded.
- (b) Private garage or carport.
- (c) Home occupations and professional home offices.
- (d) The taking of boarders or the leasing of rooms by a resident family, provided the total number of boarders and roomers does not exceed three (3) per building.

- (e) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- (f) Temporary use of a dwelling structure within a new subdivision as a job office and real estate office for the subject subdivision, which use shall terminate upon completion or abandonment of the project.
- (g) Group day care homes and day care homes.
- (h) Satellite dish antennas located on the roof of the principal structure or in the side or rear yards only.
- (i) Guest house, so long as it is used only as an accessory to the primary residence and provided that:
 - 1. The residences are not less than twenty (20) feet from each other; and
 - 2. All other applicable requirements of this section and the code are met.
- (j) Storage of no more than a total of two (2) sport trailers, recreational vehicles, motor homes, trailers and/or campers provided that such units:
 - 1. Are located within the setback requirements of this zone;
 - 2. Are not used for human habitation, while parked, for more than thirty (30) days in a calendar year;
 - 3. Are not permanently connected to any public or private utility system such as water, gas or electricity;
 - 4. Are parked on the side or rear of the lot and are not parked or situated on any public street, thoroughfare or right of way; and
 - 5. Are currently licensed and registered as required by the State of Illinois.

Section 4-4: Prohibited Uses

- (a) Mobile homes on individual lots.
- (b) Non-residential development except those permitted in Sections 4-2 and 4-3.

Section 4-5: Area Regulations

- (a) Lot area: Single-family dwelling – 7,500 square feet.
Two-family dwelling – 10,000 square feet.
- (b) Lot width: Single-family dwelling – 70 feet.
Two-family dwelling – 80 feet.
- (c) Front yard: Single-family dwelling - 25 feet.
Two-family dwelling – 25 feet.

- (d) Side yards: Single-family dwelling – 10 feet on each side
Two-family dwelling – 15 feet on each side
Two-family dwelling (duplex) – 0 feet on attached side
Churches and schools – 40 feet on each side.
- (e) Rear yard: Single-family dwelling - 30 feet.
Two-family dwelling – 30 feet.
- (f) Principal Building Width: 24 feet for the main body
- (g) Corner Lots: Where a lot is located at the intersection of 2 or more streets, there shall be a front yard on each side of a corner lot; provided, however, that the buildable width of a lot of record at the effective date hereof need not be reduced to less than 35 ft, except where necessary to provide a yard along the side street with a depth of not less than 20 ft.

Section 4-6: Height Regulation

- (a) Maximum height: Principal building – 35 feet.
Accessory building – 15 feet.
- (b) Maximum number of stories: Principal building – 3 stories.
Accessory building – 1 story.

Section 4-7: Perimeter Foundation Requirement

A permanent perimeter foundation meeting the currently adopted building code standards shall be required for all principal buildings.

Section 4-8: Off-Street Parking and Loading

Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 3.

Section 4-9: Site Plans

NONE REQUIRED for single family development unless in a subdivision or Planned Unit Development. Site plans are required if more than one (1) two-family dwelling unit is placed on property owned by the same person or if located in a subdivision or Planned Unit Development. Site plans shall be required in accordance with the provisions of Chapter 4 for all other uses permitted in this district.

DIVISION 5: “RMF” RESIDENTIAL MULTIPLE-FAMILY DWELLING DISTRICT REGULATIONS

Sections:

- Section 5-1: Statement of Intent
- Section 5-2: Permitted Uses
- Section 5-3: Permitted Accessory Uses
- Section 5-4: Area Regulations
- Section 5-5: Height Regulations
- Section 5-6: Perimeter Foundation Requirement
- Section 5-7: Off-Street Parking and Loading
- Section 5-8: Site Plans

Section 5-1: Statement of Intent

The “RMF” District is intended and designed to provide for certain high density residential areas now developed with multiple-family dwellings and areas where similar residential development seems likely to occur.

Section 5-2: Permitted Uses

- (a) Any use permitted in the “R” District.
- (b) Colleges and universities, both public and private, including administrative buildings, classrooms, dormitories, athletic facilities and similarly related structures; but not including commercial trade schools.
- (c) Day care center provided a special use permit has been obtained pursuant to Division 23.
- (d) Institutions of a religious, educational or philanthropic nature, including libraries.
- (e) Multiple dwellings, including row dwellings and condominium dwellings.
- (f) Nursing, convalescent and retirement homes.
- (g) Private clubs, lodges or veterans’ organizations, excepting those holding a beer permit or liquor license.
- (h) Similar uses deemed appropriate by the Planning Commission to be in character with the Zoning District.

Section 5-3: Permitted Accessory Uses

- (a) Accessory uses permitted in and as limited in the “R” District.
- (b) Group day care homes and day care homes.
- (c) Storage of no more than a total of one (1) sport trailer, recreational vehicle, motor home, trailer and/or camper provided that such units:

(Note: Storage of such units is allowed in Single Family and Two Family uses only)

1. Are located within the setback requirements of this zone;
2. Are not used for human habitation, while parked, for more than thirty (30) days in a calendar year;
3. Are not permanently connected to any public or private utility system such as water, gas or electricity;
4. Are parked on the side or rear of the lot and are not parked or situated on any public street, thoroughfare or right of way; and
5. Are currently licensed and registered as required by the State of Illinois.

Section 5-4: Area Regulations

- (a) Lot Area: Single-family dwelling – 7,500 square feet.
Two-family dwelling – 10,000 square feet.
Multiple-family or other permitted use – 15,000 square feet.
- (b) Lot Width: Single family dwelling – 70 feet.
Two-family dwelling – 80 feet.
Multiple – family dwelling and other permitted uses – 80 feet.
- (c) Front yard: 25 feet
- (d) Side yards: 3 stories or less up to 35 feet; minimum on each side – 10 feet.
More than 3 stories up to 45 feet; minimum on each side – 15 feet.
Duplexes and condominiums – 0 feet on attached side.
- (e) Rear yard: 30 feet.
- (f) Corner Lots: Where a lot is located at the intersection of 2 or more streets, there shall be a front yard on each side of a corner lot; provided, however, that the buildable width of a lot of record at the effective date hereof need not be reduced to less than 35 ft, except where necessary to provide a yard along the side street with a depth of not less than 20 ft.

Section 5-5: Height Regulation

- (a) Maximum height: Principal building – 45 feet.
Accessory building – 15 feet.
- (b) Maximum number of stories: Principal building – 3 stories.
Accessory building – 1 story.

Section 5-6: Perimeter Foundation Requirement

A permanent perimeter foundation meeting the currently adopted building code standards shall be required for all principal buildings.

Section 5-7: Off-Street Parking and loading

Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 3.

Section 5-8: Site Plans

Site plans shall be required in accordance with the provisions of Chapter 4 for all uses permitted in this district except single and two-family dwellings.

DIVISION 6: “RMH” RESIDENTIAL MOBILE HOME PARK DISTRICT REGULATIONS

Sections:

- Section 6-1: Statement of Intent
- Section 6-2: Permitted Uses
- Section 6-3: Permitted Accessory Uses
- Section 6-4: Prohibited Uses
- Section 6-5: Area Regulations
- Section 6-6: Height Regulations
- Section 6-7: Design Standards
- Section 6-8: Permanent Facilities and Residence Services
- Section 6-9: Standards for Continuing Operation
- Section 6-10: License and Permits
- Section 6-11: Inspection, Enforcement and Appeals
- Section 6-12: Off-street Parking and Loading
- Section 6-13: Site Plans
- Section 6-14: Existing Mobile Home Parks

Section 6-1: Statement of Intent

The intent of the “RMH” Residential Mobile Home District is to provide for the orderly and unified planning and development of mobile home communities, to assure the provision of facilities and amenities appropriate to the needs of residents of mobile home communities and to assure a harmonious relationship between mobile home communities and adjoining land uses.

Section 6-2: Permitted Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected or structurally altered, unless otherwise provided for in this Section, except for one (1) or more of the following uses.

- (a) Accessory buildings typically found with the following permitted uses.
- (b) Municipal buildings and facilities, excluding storage and repair facilities.
- (c) Planned unit development.
- (d) Public recreation areas and facilities.
- (e) Single-family mobile and modular homes.

Section 6-3: Permitted Accessory Uses

- (a) Clubhouse and/or other common recreation facilities.
- (b) Accessory uses and structures customarily incidental to any principal permitted uses.

Section 6-4: Prohibited Uses

Unless a use is specifically listed elsewhere in this Section, such use shall be considered prohibited in any Residential Mobile Home District. The following uses are expressly prohibited in any Residential Mobile Home District:

- (a) Any use considered commercial in nature.
- (b) Nightly or weekly rentals of any nature.
- (c) Time share operation.
- (d) Travel Trailers.

Section 6-5: Area Regulations

The following minimum requirements shall be observed for mobile home parks:

- (a) Minimum Site Size:
 - 1. Every mobile home trailer park subdivision shall be platted on not less than five (5) acres of land.
- (b) Minimum Lot Size:
 - 1. Every mobile home hereafter placed in a subdivision shall be on a lot having an area of not less than four thousand (4,000) square feet and shall measure at least fifty (50) feet by eighty (80) feet.
- (c) Yard Areas:
 - 1. No mobile home shall be placed upon a park subdivision lot unless the following yards are provided and maintained in connection with such mobile home dwellings:
 - (A) Front Yard: Each lot upon which a mobile home dwelling is placed shall have a front yard of not less than twenty (20) feet.
 - (B) Side Yard: On each lot upon which a mobile home dwelling is placed, there shall be a side yard on each side of not less than ten (10) feet. The side yard for corner lots shall be not less than twenty (20) feet.

- (C) Rear Yard: Every lot upon which a mobile home dwelling is placed shall have a rear yard of not less than twenty (20) feet.
- (d) Setback from Centerline of Street:
 - 1. Every mobile home placed upon a subdivision lot which fronts upon a highway shall be set back from the centerline of said highway a minimum of sixty (60) feet to the building line.
- (e) Percentage of Lot Coverage:
 - 1. Each mobile home dwelling, including accessory buildings, garages and porches shall not cover more than seventy percent (70%) of each subdivision lot.
- (f) Dwelling Standards: Every mobile home dwelling hereafter placed upon a subdivision lot shall have a total ground floor area of not less than seven hundred twenty eight (728) square feet, measured from the outside of exterior walls, including utility rooms, but excluding open porches, breezeways and garages.

Section 6-6: Height Regulation

- (a) Maximum height: 35 feet (clubhouse/recreation/service facilities).
15 feet (carports, maintenance buildings).
- (b) Maximum number of stories: 2.5 stories (clubhouse/recreation/service facilities).
1 story (carports/maintenance buildings).

Section 6-7: Design Standards

The following standards shall be incorporated in the design of the Mobile Home Park:

- (a) Liquefied Petroleum Gas as Fuel: When liquefied petroleum gas is used, the containers for such gas shall be the liquefied petroleum gas container approved by the Interstate Commerce Commission for its intended purpose and shall be integrally attached to the mobile home in a manner as approved by the Liquefied Petroleum Gas Association or other appropriate authority including the appropriate safety authorities and the Building Inspector.
- (b) Fuel Oil Supply: Fuel oil supply systems shall be installed and maintained in accordance with applicable state and local codes and regulations. All fuel oil storage containers, barrels, tanks or cylinders and piping to the mobile home shall be securely fastened in place and protected against physical damage.
- (c) Natural Gas System: Natural gas piping systems shall be installed underground in accordance with applicable codes and regulations and public utility standards. Each mobile home lot provided with piped gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.
- (d) A minimum of two (2) accesses to a dedicated street shall be provided per Mobile Home Park.
- (e) Sidewalks shall be provided adjacent to all streets in mobile home parks, on both sides of the street, shall be a minimum width of four (4) feet, and shall be constructed in conformance with the current adopted building code standards.
- (f) All mobile homes shall have tie downs in accordance with applicable provisions of the current adopted building code standards.
- (g) All electrical, gas and telephone utilities shall be placed underground in accordance with City standards.
- (h) Trash collection receptacles shall be provided and properly screened from view per the requirements found in Chapter 3.
- (i) The overnight housing and occupancy of travel trailers, motor homes, truck campers, recreation vehicles, tents and houseboats within a Mobile Home park is prohibited.
- (j) Unless specifically approved elsewhere in the Nauvoo Municipal Code, the parking of a mobile home on a lot not located within a Residential Mobile Home Park is prohibited.

(k) Performance Standards to be Considered: The following performance standards for subdivisions and their design shall be developed as follows:

1. Relation to Lot: There shall be private open areas on the lot related appropriately to its functional areas. The lot shall be so shaped in scale as to provide for reasonable alternatives for home placements. Moving the mobile home onto the lot must, of course, be possible, but in subdivisions the amount of movement shall be limited. In subdivisions, provisions for positioning of the unit on the lot and for moving it out are only incidental to the total subdivision design. Location of drives, parking areas, carports and garages must be on individual mobile home lots or in the appropriate area. The parking areas must be easy and safe for entrance and convenience from all directions within the subdivision and from the street or highway. Driveways and car shelters shall not be located to interfere with desirable views from the mobile home or from important open areas on the site.
2. Relation of Lots to Each Other: The mobile home as well as functional areas on individual lots shall complement and supplement those on adjacent lots. Open areas shall flow onto open areas enhancing primary views. Areas on one lot where it is desirable to enclosure with structures, vegetated screening or fences shall adjoin similar areas on neighboring lots. "Fronting" to the inside of a subdivision block has the definite advantages or providing a "view potential", and providing a play area for children. Facing the mobile home groupings inward improves the views, unifies pedestrian ways and interrelates streets, drives, car storage and garbage and trash pick-up functions.

Interior areas within the mobile home groupings shall be designed to encourage neighborliness. Inter-block arrangements shall include easy access from the entrances of mobile homes in the grouping.

3. General Subdivision pattern Relation of Elements: The general subdivision, built from mobile home groupings, shall fit topography, requirements for circulation, and requirements for provision of community facilities and utilities.

The street pattern shall serve, not shape, the lots in the subdivision. Lands devoted to streets shall be held to a minimum compatible with performance of street-related functions. Minor streets shall feed at well-spaced intervals and well-designed intersections into collector streets and arteries for fast-moving traffic.

General site planning shall adapt to individual site conditions, the type of market to be served, reflect advances in site planning techniques, and be adapted to the trends and designs of the mobile home trailer. A site plan, which conforms to and preserves terrain, existing trees, shrubs and rock formation, is highly preferred.

Section 6-8: Permanent Facilities and Residence Services:

The following permanent facilities shall be installed and available to and for each mobile home lot:

- (a) Streets and driveways shall be installed and paved to a minimum width of twenty four (24) feet and conform to municipal subdivision standards.
- (b) Sanitary drinking water system, inspected and approved by the Department of Health, providing adequate pressure with appropriate water connections for domestic usage.
- (c) Sanitary sewage disposal system, inspected and approved by the Department of Health, with appropriate water and odor tight sewerage connections for mobile home usage. Connection between storm water drainage systems and sewage disposal systems shall not be permitted.
- (d) Insect and rodent control measures shall be employed to maintain healthful and sanitary conditions.
- (e) Public utilities, having building code and ordinance approved connection boxes, including but not limited to electricity, gas and telephone
- (f) Management and maintenance offices including storage facilities for grounds-keeping equipment.
- (g) The following resident services may be made available to all mobile home dwellers:
 - 1. Twenty four (24) hour custodial or caretaker service.

Section 6-9: Standards for Continuing Operations

The following standards for continuing the operations of a mobile home trailer park subdivision shall be imposed upon each owner or operator thereof:

- (a) A register record shall be kept of all mobile home owners or occupants situated within a park subdivision. The register, which shall be kept within the management office, shall contain the following information:
 - 1. The name and address of each occupant.
 - 2. The name and address of each owner of each mobile home.
 - 3. The make, model, year and license number of each mobile home.

4. The state, territory or country issuing such licenses.
5. The date of arrival and of departure.
6. The lot number and location within the park subdivision.
7. A registry of all school-age children.

The register shall be kept available at all times for inspection by law enforcement officers, public health officials and other officials whose duties necessitate the acquisition of the information contained in the register. The register record for each occupant registered therein shall not be destroyed for a period of six (6) years.

- (b) **Supervision:** The owner or duly authorized attendant or caretaker shall be in charge at all times to keep the park subdivision, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable with the owner for the violation of any provision of these standards to which the licensee or permittee is subject. The owner or caretaker must be available at all times or be accessible by telephone.
- (c) **Suspension and Revocation of License:** Following proper identification and adequate time for correction, the Department of Public Health may suspend or revoke any license to maintain and operate a park subdivision when the owner has been found to be violating any provision of these standards.
- (d) **Posting of License and Transfer:** The license certificate and certificate of occupancy shall be conspicuously posted in the office of or the premises of the park subdivision at all times. Operating licenses shall be nontransferable without the written consent of the licensor. Each and every mobile home within a park subdivision shall have displayed within it a certificate of title. In addition, the mobile home owner and the park subdivision owner or operator shall comply with all other provisions of the Illinois Motor Vehicle Law.
- (e) **School Board Report:** The owner or operator shall file a report with the local school board or district on the first days of February and September wherein the mobile home park subdivision is located, giving the names and ages of all school-age children living therein.
- (f) **Board of Health Report:** The owner or operator shall file a report with the Board of Health giving the full name, age and address of every person who is affected or suspected of being affected with any reportable or communicable disease.
- (g) **Maintenance, Repair and Sanitation:** The owner or operator shall maintain and repair all facilities, services, roads and driveways and keep all of same in a sanitary and safe condition within the park subdivision. Occupants of mobile homes therein who violate sanitation or safety standards or standards identified herein, or who willfully or maliciously damage the facilities within the park subdivision, shall be prosecuted or ejected.

- (h) The owner or operator shall comply with all rules and regulations of the Illinois Department of Revenue.

Section 6-10: License and Permits

- (a) Construction Permit and Original Operating License Requirements: It shall be unlawful for any person to park, place, construct or maintain any mobile home or mobile home park subdivision park upon any acreage, lot, premises, area or tract, without first obtaining a construction permit from the Building Inspector and/or an original operating license from the Department of Public Health or the County Health Unit of the Illinois Department of Public Health.
 - 1. Provided, however, that any mobile home situated within the City but not within a mobile home park subdivision upon the effective date hereof shall, if in conformity with all sewer, water, sanitation and health ordinances of the State and County, be privileged to remain at its present location but may not be removed to another location except within the conformity of these standards. But, nothing herein shall be construed to prevent the replacement of an existing trailer with an existing trailer, even if larger than an existing trailer, or the enlargement of an existing trailer, provided the yard requirements contained in this Division are met. Any mobile home so situated but not in conformity with said requirements shall be brought into compliance with them on or before two (2) years or shall be removed to a mobile home trailer park subdivision.
 - 2. Except as otherwise provided herein, it shall be unlawful to occupy for sleeping or other resident purposes any mobile home not permanently affixed to the land unless it conforms to these standards.

Section 6-11: Inspection, Enforcement and Appeals:

The Building Inspector shall inspect park subdivisions at least once a year, and shall have the power and authority to enter upon the premises at any time for the purpose of enforcing the provisions relative to health, sanitation, water supply, sewage, garbage and waste disposal. Enforcement, violations, penalties and appeals procedures are governed by Chapter 5 of this Title.

Section 6-12: Off-Street Parking and Loading

Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 3.

Section 6-13: Site Plans

Site plans shall be required in accordance with the provisions of Chapter 4 for all uses permitted in this district.

Section 6-14: Existing Mobile Home Parks

Mobile home parks in existence at the time of the passage of this ordinance, which are zoned "RMH" by this ordinance, shall be considered as having met all the requirements of this Division. Any enlargements, additions or extensions to such mobile home parks shall be in accordance with the provisions of this Division.

DIVISION 7: “TTP” TRAVEL TRAILER PARK DISTRICT REGULATIONS

Sections:

- Section 7-1: Statement of Intent
- Section 7-2: Permitted Uses
- Section 7-3: Permitted Accessory Uses
- Section 7-4: Prohibited Uses
- Section 7-5: Area Regulations
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- Section 7-7: Design Standards
- Section 7-8: Permanent Facilities and Residence Services
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- Section 7-10: License and Permits
- Section 7-11: Inspection, Enforcement and Appeals
- Section 7-12: Off-street Parking and Loading
- Section 7-13: Site Plans
- Section 7-14: Existing Travel Trailer Parks

Section 7-1: Statement of Intent

The intent of the “TTP” Travel Trailer Park District is to provide for the orderly and unified planning and development of travel trailer parks, to assure the provision of facilities and amenities appropriate to the needs of the temporary residents and to assure a harmonious relationship between travel trailer parks and adjoining land uses.

Section 7-2: Permitted Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected or structurally altered, unless otherwise provided for in this Section, except for one (1) or more of the following uses.

- (a) Accessory buildings typically found with the following permitted uses.
- (b) Municipal buildings and facilities, excluding storage and repair facilities.
- (c) Planned unit development.
- (d) Public recreation areas and facilities.
- (e) Travel Trailers

Section 7-3: Permitted Accessory Uses

- (a) Clubhouse and/or other common recreation/service facilities.
- (b) Accessory uses and structures customarily incidental to any principal permitted uses.

Section 7-4: Prohibited Uses

Unless a use is specifically listed elsewhere in this Section, such use shall be considered prohibited in any Travel Trailer Park District. The following uses are expressly prohibited in any Travel Trailer Park District:

- (a) Any use considered commercial in nature.
- (b) Nightly or weekly rentals of travel trailers.
- (c) Time share operation.
- (d) Mobile Homes.

Section 7-5: Area Regulations

The following minimum requirements shall be observed for travel trailer parks:

- (a) Minimum Site Size:
 - 1. Every travel trailer park shall be platted on not less than two (2) acres of land.
- (b) Minimum Lot Size:
 - 1. Every travel trailer hereafter placed in a park shall be on a lot having an area of not less than two thousand one hundred (2,100) square feet.
- (c) Yard Areas:
 - 1. No travel trailer shall be placed upon a park lot unless the following yards are provided and maintained in connection with such travel trailer:
 - (A) Front Yard: Each lot upon which a travel trailer is to be parked shall have a front yard of not less than eight (8) feet.
 - (B) Side Yard: On each lot upon which a travel trailer is parked there shall be a side yard on each side thereof of not less than ten (10) feet.
 - (C) Rear Yard: Every lot upon which a travel trailer is parked shall have a rear yard of not less than five (5) feet.

- (d) Setback from Centerline of Street:
 - 1. Every travel trailer placed upon a park lot which fronts upon a highway shall be set back from the centerline of said highway a minimum of eighty (80) feet to the building line.
- (e) Percentage of Lot Coverage:
 - 1. Each travel trailer, including accessory buildings, garages and driveways shall not cover more than eighty percent (80%) of each travel trailer park lot.

Section 7-6: Height Regulation

- (a) Maximum height: 35 feet (clubhouse/recreation/service facilities).
15 feet (carports, maintenance buildings).
- (b) Maximum number of stories: 2.5 stories (clubhouse/recreation/service facilities).
1 story (carports/maintenance buildings).

Section 7-7: Design Standards

The following standards shall be incorporated in the design of the Travel Trailer Park:

- (a) Liquefied Petroleum Gas as Fuel: When liquefied petroleum gas is used, the containers for such gas shall be the liquefied petroleum gas container approved by the Interstate Commerce Commission for its intended purpose and shall be integrally attached to the travel trailer in a manner as approved by the Liquefied Petroleum Gas Association or other appropriate authority including the appropriate safety authorities and the Building Inspector.
- (b) Fuel Oil Supply: Fuel oil supply systems shall be installed and maintained in accordance with applicable state and local codes and regulations. All fuel oil storage containers, barrels, tanks or cylinders and piping to the travel trailer home shall be securely fastened in place and protected against physical damage.

- (c) Natural Gas System: Natural gas piping systems shall be installed underground in accordance with applicable codes and regulations and public utility standards. Each travel trailer lot provided with piped gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.
- (d) A minimum of two (2) accesses to a dedicated street shall be provided per Travel Trailer Park.
- (e) All electrical, gas and telephone utilities shall be placed underground in accordance with City standards.
- (f) Trash collection receptacles shall be provided and properly screened from view per the requirements found in Chapter 3.
- (g) Performance Standards to be Considered: The following performance standards for subdivisions and their design shall be developed as follows:

- 1. General Relation of Elements: The general site design, built from travel trailer groupings, shall fit topography, requirements for circulation, and requirements for provision of community facilities and utilities.

The street pattern shall serve, not shape, the lots in the travel trailer park. Lands devoted to streets shall be held to a minimum compatible with performance of street-related functions. Minor streets shall feed at well-spaced intervals and well-designed intersections into collector streets and arteries for fast-moving traffic.

General site planning shall adapt to individual site conditions, the type of market to be served, reflect advances in site planning techniques, and be adapted to the trends and designs of the travel trailer. A site plan, which conforms to and preserves terrain, existing trees, shrubs and rock formation, is highly preferred.

- 2. Length of Stay: It is the intention of this zoning district to serve the needs of transient residents only. Therefore, travel trailers shall be allowed to be parked on a lot for a maximum of sixty (60) consecutive days. This requirement excludes the resident manager.

Section 7-8: Permanent Facilities and Residence Services:

The following permanent facilities shall be installed and available to and for each travel trailer lot:

- (a) Streets and driveways shall be installed and paved to a minimum width of twenty four (24) feet for two way traffic with no parking and twelve (12) feet for one way traffic with no parking and conform to municipal subdivision standards.
- (b) Sanitary drinking water system, inspected and approved by the Department of Health, providing adequate pressure with appropriate water connections for domestic usage.
- (c) Sanitary sewage disposal system, inspected and approved by the Department of Health, with appropriate water and odor tight sewerage connections for travel trailer usage. Connection between storm water drainage systems and sewage disposal systems shall not be permitted.
- (d) Insect and rodent control measures shall be employed to maintain healthful and sanitary conditions.
- (e) Public utilities, having building code and ordinance approved connection boxes, including but not limited to electricity, gas and telephone
- (f) Management and maintenance offices including storage facilities for grounds-keeping equipment.
- (g) The following resident services may be made available to all travel trailer park guests:
 - 1. Toilet and shower facilities for men and women in a ratio of one unit for every fifteen (15) persons of each sex. Such facilities shall be conveniently located, heated and lighted.
 - 2. Cooking shelters and wood-burning stoves and fireplaces in convenient areas within the park area; all of which must be maintained in a sanitary condition and kept in good repair.

Section 7-9: Standards for Continuing Operations

The following standards for continuing the operations of a travel trailer transient park shall be imposed upon each owner or operator thereof:

- (a) A register record shall be kept of all travel trailer owners or occupants situated within a transient park. The register, which shall be kept within the management office, shall contain the following information:
 - 1. The name and address of each occupant.
 - 2. The name and address of each owner of each travel trailer and motor vehicle by which it is towed.

3. The make, model, year and license number of each travel trailer and motor vehicle.
4. The state, territory or country issuing such licenses.
5. The date of arrival and of departure.
6. The lot number and location within the transient trailer park.

The register shall be kept available at all times for inspection by law enforcement officers, public health officials and other officials whose duties necessitate the acquisition of the information contained in the register. The register record for each occupant registered therein shall not be destroyed for a period of six (6) years.

- (b) Supervision: The owner or duly authorized attendant or caretaker shall be in charge at all times to keep the transient park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable with the owner for the violation of any provision of these standards to which the licensee or permittee is subject.
- (c) Suspension and Revocation of License: Following proper identification and adequate time for correction, the Department of Public Health may suspend or revoke any license to maintain and operate a transient park when the owner has been found to be violating any provision of these standards.
- (d) Posting of License and Transfer: The license certificate and certificate of occupancy shall be conspicuously posted in the office of or the premises of the transient park at all times. Operating licenses shall be nontransferable without the written consent of the licensor. Each and every trailer within a transient park shall have displayed within it a certificate of title. In addition, the travel trailer owner and the transient trailer park owner or operator shall comply with all other provisions of the Illinois Motor Vehicle Law.
- (e) Maintenance, Repair and Sanitation: The owner or operator shall maintain and repair all facilities, services, roads and driveways and keep all of same in a sanitary and safe condition within the transient park. Occupants of travel trailers therein who violate sanitation or safety standards or standards identified herein, or who willfully or maliciously damage the facilities within the transient park, shall be prosecuted or ejected.
- (f) The owner or operator shall comply with all rules and regulations of the Illinois Department of Revenue.

Section 7-10: License and Permits

- (a) Construction Permit and Original Operating License Requirements: It shall be unlawful for any person to park, place, construct or maintain any travel trailer, or travel trailer transient park upon any acreage, lot, premises, area or tract, without first obtaining a construction permit from the Building Inspector and/or an original operating license from the Department of Public Health or the County Health Unit of the Illinois Department of Public Health.

Section 7-11: Inspection, Enforcement and Appeals:

The Building Inspector shall inspect transient parks at least once a year, and shall have the power and authority to enter upon the premises at any time for the purpose of enforcing the provisions relative to health, sanitation, water supply, sewage, garbage and waste disposal. Enforcement, violations, penalties and appeals procedures are governed by Chapter 5 of this Title.

Section 7-12: Off-Street Parking and Loading

Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 3.

Section 7-13: Site Plans

Site plans shall be required in accordance with the provisions of Chapter 4 for all uses permitted in this district.

Section 7-14: Existing Travel Trailer Parks

Travel Trailer parks in existence at the time of the passage of this ordinance, which are zoned "TTP" by this ordinance, shall be considered as having met all the requirements of this Division. Any enlargements, additions or extensions to such transient parks shall be in accordance with the provisions of this Division.

DIVISION 8: “OM” OUTDOOR MUSEUM DISTRICT REGULATIONS

Sections:

- Section 8-1: Statement of Intent
- Section 8-2: Permitted Uses
- Section 8-3: Permitted Accessory Uses
- Section 8-4: Area Regulations
- Section 8-5: Height Regulations
- Section 8-6: Off-Street Parking and Loading
- Section 8-7: Site Plans

Section 8-1: Statement of Intent

The “OM” Outdoor Museum District is intended to provide appropriate regulations to ensure compatibility of diverse uses while protecting structures that have been restored or recreated whose purpose is to interpret a historical or cultural setting and period. These regulations are also intended to manage new growth, meet cultural needs, allow new development to occur that is compatible with the existing historic structures and protect their integrity while promoting tourism for the community. New development will reflect the scale and character of the surrounding area.

Section 8-2: Permitted Uses

- (a) Bed and breakfast inn or boarding house, provided that:
 - 1. Not more than five (5) rooms are available for guest lodging, and this limitation may be increased by variance;
 - 2. The manager resides in and occupies the bed and breakfast inn or boarding house when guests are present;
 - 3. Provision of food and meals shall meet all applicable state and local regulations and shall be served only to invited guests;
 - 4. All applicable codes shall be met, including, but not limited to, fire code, building code and this Code;
 - 5. Applicable off-street parking requirements shall be met.
- (b) Cultural and/or religious re-enactments
- (c) Historic craft and industry re-enactment
- (d) Horticulture and gardening
- (e) Indoor or outdoor theaters
- (f) Museum
- (g) Recreational park
- (h) Restaurant
- (i) Selling of goods
- (j) Single-Family/Two-Family Dwellings
- (k) Visitor’s Center

- (l) Similar uses deemed appropriate by the Planning Commission to be in character with the Zoning District.

Section 8-3: Permitted Accessory Uses

- (a) Uses of land or structures customarily incidental and subordinate to one (1) of the permitted principal uses unless otherwise included.
- (b) Attached or detached private garage or carport, providing that such accessory uses shall not involve the conduct of a business.
- (c) Home occupations and professional home offices.

Section 8-4: Area Regulations

The following minimum requirements shall be observed.

- (a) Lot area: Lots in the “OM” District shall have sufficient area and width for the principal building(s) and its accessory building, off-street parking and loading areas, and required yards. This applies to permitted uses other than commercial or single family residential.

For Commercial Uses, the minimum lot sizes shall be seven thousand two hundred fifty (7,250) square feet and a width at the established building line of not less than seventy (70) feet. (Same as “C” District)

Single-family dwelling – 7,500 square feet. (Same as “R” District)

Two-family dwelling – 10,000 square feet. (Same as “R” District)

- (b) Lot width: Single-family dwelling – 70 feet. (Same as “R” District)
Two-family dwelling – 80 feet. (Same as “R” District)
- (c) Front yard: 25 feet (Single family home - same as “R” District)
25 feet (Commercial Uses – same as “C” District)
- (d) Side yards for commercial uses: Two (2) side yards, each five (5) feet wide; each except when adjoining any “R” District or street right-of-way line, in which case, twenty-five (25) feet. (Same as “C” District)

Side yards for single family homes: Minimum on each side – 10 feet.

Churches and schools – 40 feet on each side.

Duplexes – 0 feet on attached side. (Same as “R” District)

- (e) Rear yard for commercial uses: 25 feet, provided, however, that for every foot the front yard is increased over twenty-five (25) feet, the rear yard may be decreased in direct proportion thereto; but in no case shall the rear yard be less than ten (10) feet. When adjoining any "R" District, rear yard shall be no less than twenty-five (25) feet. (Same as "C" District)

Rear yard for single family homes: 30 feet. (Same as "R" District)

- (f) Corner Lots: Where a lot is located at the intersection of 2 or more streets, there shall be a front yard on each side of a corner lot; provided, however, that the buildable width of a lot of record at the effective date hereof need not be reduced to less than 35 ft, except where necessary to provide a yard along the side street with a depth of not less than 20 ft.
- (g) Special provisions:
1. Minimum yard area and setback requirements may be waived by the Planning Commission for existing single family lots that are smaller than the 7,500 minimum standard in order to make them usable.
 2. Reconstructed buildings for residential and nonresidential uses may be exempt from the setback requirements provided that the structure is rebuilt on the original building footprint.

Section 8-5: Height Regulation

- (a) Maximum height: Principal building – 45 feet.
Accessory building – 25 feet.
- (b) Maximum number of stories: Principal building – 3 stories.
Accessory building – 1 story.

Section 8-6: Off-Street Parking and Loading

Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 3 for all permitted uses.

Section 8-7: Design Guidelines

It is the intention of the Outdoor Museum District zoning regulations to implement a tool to retain the architectural character of the designated area on the adopted zoning map. This area contains Nauvoo's first settlement and many buildings date back to the 1840's and have been restored or replicated. These regulations are intended to preserve the existing historic buildings and to discourage the construction of new buildings that are inappropriate. This area is rich in history, draws thousands of tourists, contains two visitor centers, provides an area for guided tours, and hosts many outdoor festivities. This is one of the most important areas in the City to preserve the community's heritage and uniqueness.

It is recommended that new construction and renovation projects follow these design guidelines:

NEW CONSTRUCTION

- (a) New construction and facade rehabilitation should maintain horizontal and vertical spacing of elements similar to other buildings on the block. (e.g., doors windows, storefronts)
- (b) Windows should be recessed and not flush with the exterior walls. Proportions should be similar to the other buildings on the block.
- (c) Roof lines of new construction should be similar to those of adjacent buildings. This helps maintain the rhythm of the streetscape.
- (d) Exterior materials for facades and details should blend with existing adjacent buildings.
- (e) Storefronts should be designed with the largest possible window area in keeping with the style of storefronts of adjacent buildings.
- (f) Exteriors should be painted with colors that blend with the older buildings in the area and are appropriate for a downtown setting. These colors are typically earth tones that are found in natural materials (e.g., browns, grays, deep reds, deep greens).

RESTORATION & RENOVATION TO EXISTING BUILDINGS

- (a) The historic character of a property should be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property should be avoided.
- (b) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property should be preserved.
- (c) Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials.

- (d) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of structures, if appropriate, should be undertaken using the gentlest means possible.
- (e) New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- (f) New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (g) Exteriors should be repainted with colors that are appropriate to the historic building or district.
- (h) Roofs should be protected and maintained by cleaning the gutters and downspouts, replacing deteriorated flashing, and repairing leaks in the roof material. This prevents extensive water damage which can deteriorate older buildings rapidly.
- (i) Replacement windows, storefront doors should maintain the same design style, size and decorative details as the original to the greatest extent possible.
- (j) Window openings that have been blocked or screened by concrete block, brick, or plywood, etc. should be reopened to reestablish the original rhythm of the facade.
- (k) When it is no longer practical to have all existing windows open into the interior, owners should try placing a black panel behind the glass to preserve the exterior rhythm and character of the façade rather than covering the window from the exterior.
- (l) When designing for new or additional means of access, or when providing barrier free access for the disabled, the accesses should be compatible with the historic property and its setting while preserving significant historic features.
- (m) Existing modern homes may follow the design style of their residence in the construction of new accessory uses. Homeowners are not required to build their accessory uses to replicate a certain time period.

Section 8-8: Site Plans

NONE REQUIRED for single family or horticultural development. Site plans shall be required in accordance with the provisions of Chapter 3 for all other uses permitted in this district.

DIVISION 9: “C” COMMERCIAL DISTRICT REGULATIONS

Sections:

- Section 9-1: Statement of Intent
- Section 9-2: Permitted Uses
- Section 9-3: Permitted Accessory Uses
- Section 9-4: Area Regulations
- Section 9-5: Height Regulations
- Section 9-6: Minimum Open Space
- Section 9-7: Off-street Parking and Loading
- Section 9-8: Site Plans

Section 9-1: Statement of Intent

The “C” Commercial District is intended to provide for general retail and service commercial areas outside of the Central Business District (CBD). The uses permitted are intended to accommodate local residents, visitors and tourists.

Section 9-2: Permitted Uses

In the “C” Commercial District, all buildings and premises, except as otherwise provided for in this Division, may be used for any use permitted in the Central Business District (CBD) (excluding CBD Permitted Accessory Uses), and all structures enlarged, converted, or altered shall conform to the following area, height, and use regulations.

- (a) Antique shop.
- (b) Appliance store.
- (c) Arts and crafts.
- (d) Automobile sales, service & repair.
- (e) Bank and financial institution.
- (f) Barber and beauty shop.
- (g) Bars
- (h) Car Wash
- (i) Churches
- (j) Clothing and shoe store
- (k) Drugstore
- (l) Dry cleaners
- (m) Florist
- (n) Funeral home
- (o) Furniture store
- (p) General merchandise, department and variety store.
- (q) Gifts and souvenirs.
- (r) Grocery store
- (s) Hardware store.

- (t) Hotel and motel.
- (u) Music store and studio
- (v) Newsstand
- (w) Parking lots & parking garages
- (x) Professional and general offices
- (y) Public utility offices
- (z) Restaurant (including drive-in restaurants).
- (aa) Self service laundry
- (bb) Sporting goods store.
- (cc) Theater
- (dd) Planned unit development
- (ee) Other retail establishments deemed by the Planning Commission to be in character with the Zoning District.

The word "other establishments deemed by the Planning Commission to be in character with the Zoning District" shall be held to include all businesses which would be in character with the district so as to provide for the needs, goods, convenience, shopping, personal and household services of the people of Nauvoo and its vicinity.

The principal intention of the district is to provide such convenience and service without serious harm or interference to nearby "R" Residential Districts. Any retail activity, personal or professional service, service of all kinds (including limited repair activity) would be normally permitted except:

- (a) Auto salvage and wrecking.
- (b) Wholesale manufacturing and warehousing.
- (c) Outdoor displayed gifts and antiques.
- (d) Palm readers, fortune tellers, massage parlors, tattoo parlors.
- (e) Adult entertainment establishments.
- (f) Adult bookstores.
- (g) Other uses deemed incompatible by the Planning Commission.

Section 9-3: Permitted Accessory Uses

- (a) Garages for storage of vehicles used in conjunction with the operation of a business.
- (b) Off-street parking and loading areas
- (c) Office, storage, power supply, and other uses normally auxiliary to the principal industrial operations.
- (d) Residential quarters for the owner or proprietor, located in the same building as the business.
- (e) Accessory uses and structures customarily incidental to any principal permitted use, including accessory uses permitted in the "CBD" District.

- (f) Satellite dish antennas located on the roof of the principal structure or in the side or rear yards only.

Section 9-4: Area Regulations

The following minimum requirements shall be observed.

- (a) Lot area: Lots in the “C” District shall have sufficient area and width for the principal building(s) and its accessory building, off-street parking and loading areas, and required yards.
- (b) Front yard: 25 feet.
- (c) Side yards: Two (2) side yards, each five (5) feet wide; each except when adjoining any “R” District or street right-of-way line, in which case, twenty-five (25) feet.
- (d) Rear yard: 25 feet, provided, however, that for every foot the front yard is increased over twenty-five (25) feet, the rear yard may be decreased in direct proportion thereto; but in no case shall the rear yard be less than ten (10) feet. When adjoining any “R” District, rear yard shall be no less than twenty-five (25) feet.
- (e) Corner Lots: Where a lot is located at the intersection of 2 or more streets, there shall be a front yard on each side of a corner lot; provided, however, that the buildable width of a lot of record at the effective date hereof need not be reduced to less than 35 ft, except where necessary to provide a yard along the side street with a depth of not less than 20 ft.

Section 9-5: Height Regulation

- (a) Maximum height: 45 feet.
- (b) Maximum number of stories: 3 stories.

Section 9-6: Minimum Open Space

The total land area devoted to open space and landscaping shall not be less than five (5) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or building except ornamental structures included as part of the landscaping theme.

Section 9-7: Off-Street Parking and Loading

Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 3.

Section 9-8: Site Plans

Site plans shall be required in accordance with the provisions of Chapter 4 for all uses permitted in this district.

DIVISION 10: “CBD” CENTRAL BUSINESS DISTRICT COMMERCIAL DISTRICT REGULATIONS

Sections:

- Section 10-1: Statement of Intent
- Section 10-2: Permitted Uses
- Section 10-3: Permitted Accessory Uses
- Section 10-4: Area Regulations
- Section 10-5: Height Regulations
- Section 10-6: Off-street Parking and Loading
- Section 10-7: Design Guidelines
- Section 10-8: Site Plans

Section 10-1: Statement of Intent

The “CBD” Zoning District is intended to provide for the orderly appropriate regulations to ensure the compatibility of the diverse uses typical of the “downtown” area without inhibiting the potential for maximum development of commercial, cultural, entertainment, residential usage and other urban activities which contribute to its role as the “heart” of the City.

Section 10-2: Permitted Uses

Retail business or service establishments, including, but not limited to, the following:

- (a) Antique shops
- (b) Apparel shops
- (c) Appliance stores
- (d) Art shops & galleries
- (e) Automobile accessory stores
- (f) Bakeries or bakery outlets, retail sales only
- (g) Banks, savings and loan associations and similar financial institutions
- (h) Barbershops and beauty parlors
- (i) Bicycle shops, sales and repair
- (j) Billiard parlors and pool halls
- (k) Bookstores
- (l) Bowling alleys
- (m) Camera stores
- (n) Carpenter and cabinetmaking shops
- (o) Clothes cleaning and laundry pickup stations
- (p) Collection office of public utility
- (q) Confectionery stores, including ice cream or snack bars
- (r) Dairy stores, retail only
- (s) Delicatessens

- (t) Department stores
- (u) Dance halls
- (v) Dance studios
- (w) Day nurseries and nursery schools
- (x) Drugstores
- (y) Dry goods stores
- (z) Florist shops
- (aa) Furniture stores
- (bb) Gift shops
- (cc) Grocery stores, including supermarkets
- (dd) Hardware stores
- (ee) Hobby shops
- (ff) Hotels and motels
- (gg) Household appliances, sale and repair
- (hh) Jewelry stores and watch repair shops
- (ii) Launderettes, coin-operated dry-cleaning establishments, and dry-cleaning or pressing establishments using only nonflammable solvents
- (jj) Leather goods stores
- (kk) Medical clinics
- (ll) Music stores and studios
- (mm) Newspapers, books, magazines; printing and publishing
- (nn) Office buildings
- (oo) Paint and wallpaper stores
- (pp) Packaged beverage stores
- (qq) Pet shops
- (rr) Photographic studios, printing and developing establishments
- (ss) Plumbing and heating shops
- (tt) Post offices
- (uu) Printing and lithographing shops
- (vv) Radio and television sales and repair shops
- (ww) Restaurants
- (xx) Shoe and hat repair shops
- (yy) Sporting goods stores
- (zz) Tailor and dressmaking shops
- (aaa) Taverns and nightclubs
- (bbb) Theaters
- (ccc) Toy stores
- (ddd) Upholstering shops
- (eee) Variety stores
- (fff) Other retail establishments deemed by the Planning Commission to be in character the Zoning District.

The word “other establishments deemed by the Planning Commission to be in character with the Zoning District” shall be held to include all businesses which would be in character with the district so as to provide for the needs, goods, convenience, shopping, personal and household services of the people of Nauvoo and its vicinity.

The principal intention of the district is to provide such convenience and service without serious harm or interference to nearby “R” Residential Districts. Any retail activity, personal or professional service, service of all kinds (including limited repair activity) would be normally permitted except:

- (a) Auto salvage and wrecking.
- (b) Wholesale manufacturing and warehousing.
- (c) Outdoor displayed gifts and antiques.
- (h) Palm readers, fortune tellers, massage parlors, tattoo parlors.
- (i) Adult entertainment establishments.
- (j) Adult bookstores.
- (k) Other uses deemed incompatible by the Planning Commission.

Section 10-3: Permitted Accessory Uses

- (a) Accessory garages for storage of vehicles used in conjunction with the operation of the business or for occupants of the premises.
- (b) Off-street parking and loading areas.
- (c) Outside storage of retail products provided that all storage areas are surrounded by 6-foot high opaque fence to serve as a vision screen.
- (d) Residential quarters for the owner or proprietor located in the same building as the business.
- (e) Rental apartments may be located on a non-ground level provided they are in compliance with applicable building codes adopted by the City of Nauvoo.
- (f) Satellite dish antennas are to be located on the roof of the principal structure or in side or rear yard only.

Section 10-4: Area Regulations

- (a) Lot area: Lots in the “CBD” District shall have sufficient area and width for the principal building(s) and its accessory building, off-street parking and loading areas, and required yards.
- (b) Lot width: No minimum requirement for any of the permitted uses.
- (c) Front yard: No minimum requirement for any of the permitted uses, except for corner lots, which shall have a front yard set back of ten (10) feet from the property line, for the first floor only, to increase visibility for motorists. Building cutaways at the corner are also allowed.

- (d) Side yards: No minimum requirement for any of the permitted uses except when adjoining any “R” District, in which case, ten (10) feet.
- (e) Rear yard: 20 feet, except when adjoining any “R” Districts; in which case, twenty-five (25) feet.

Section 10-5: Height Regulations

- (a) Maximum height: 50 feet.
- (b) Maximum number of stories: 4 stories.

Section 10-6: Off-Street Parking and Loading

Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 3.

Section 10-7: Design Guidelines

It is the intention of the Central Business District zoning regulations to implement a tool to retain the architectural character of Nauvoo’s downtown. This can be accomplished by preserving existing historic buildings and by discouraging the construction of new buildings that are inappropriate. The result will add a reinforced sense of community and create a pleasing environment for residents by preserving the community’s identify and uniqueness.

It is recommended that new construction and renovation projects follow these design guidelines:

NEW CONSTRUCTION

- (a) Align the front facade of the new building with established setbacks of adjacent structures. In the Central Business District, all structures should be built to the street right-of-way unless the adjoining buildings are set back. Where no structures exist on a block, new buildings should be built to the street right-of-way. On corner lots, new construction should be built out to the sidewalk on the side and the front shall be set back ten (10) feet from the property line, from the first floor only, to increase visibility for motorists. Building cutaways at the corner are also allowed.
- (b) New construction and facade rehabilitation should maintain horizontal and vertical spacing of elements similar to other buildings on the block. (e.g., doors windows, storefronts)
- (c) Windows should be recessed and not flush with the exterior walls. Proportions should be similar to the other buildings on the block.
- (d) Roof lines of new construction should be similar to those of adjacent buildings. This helps maintain the rhythm of the streetscape.

- (e) Exterior materials for facades and details should blend with existing adjacent buildings.
- (f) Storefronts should be designed with the largest possible window area in keeping with the style of storefronts of adjacent buildings.
- (g) Exteriors should be painted with colors that blend with the older buildings in the area and are appropriate for a downtown setting. These colors are typically earth tones that are found in natural materials (e.g., browns, grays, deep reds, deep greens).
- (h) The use of fabric awnings and awning valances for signage is encouraged.

RESTORATION & RENOVATION TO EXISTING BUILDINGS

- (a) The historic character of a property should be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property should be avoided.
- (b) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property should be preserved.
- (c) Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials.
- (d) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of structures, if appropriate, should be undertaken using the gentlest means possible.
- (e) New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- (f) New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (g) Exteriors should be repainted with colors that are appropriate to the historic building or district.
- (h) Roofs should be protected and maintained by cleaning the gutters and downspouts, replacing deteriorated flashing, and repairing leaks in the roof material. This prevents extensive water damage which can deteriorate older buildings rapidly.
- (i) Replacement windows, storefront doors should maintain the same design style, size and decorative details as the original to the greatest extent possible.

- (j) Window openings that have been blocked or screened by concrete block, brick, or plywood, etc. should be reopened to reestablish the original rhythm of the facade.
- (k) When it is no longer practical to have all existing windows open into the interior, owners should try placing a black panel behind the glass to preserve the exterior rhythm and character of the façade rather than covering the window from the exterior.
- (l) When designing for new or additional means of access, or when providing barrier free access for the disabled, the accesses should be compatible with the historic property and its setting while preserving significant historic features.

Section 10-8: Site Plans

Site plans shall be required in accordance with the provisions of Chapter 4 for all uses permitted in this district.

DIVISION 11: “I” LIGHT INDUSTRIAL ZONING REGULATIONS

Sections:

- Section 11-1: Statement of Intent
- Section 11-2: Permitted Uses
- Section 11-3: Permitted Accessory Uses
- Section 11-4: Prohibited Uses
- Section 11-5: Area Regulations
- Section 11-6: Height Regulations
- Section 11-7: Minimum Open Space
- Section 11-8: Off-street Parking and Loading
- Section 11-9: Site Plans

Section 11-1: Statement of Intent

The “I” Light Industrial District is intended to provide for the orderly development of manufacturing or industrial operations, which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the City as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably ensure compatibility with the surrounding area in this respect. The “I” District is characterized by large lots, with landscaped grounds and ample provision for off-street parking and loading spaces, and structures generally one (1) or two (2) stories in height.

Section 11-2: Permitted Uses

Only the use of structures or land listed in this section shall be permitted in the “I” District; provided, however, that all manufacturing, assembling, compounding, processing, packaging or other comparable treatment, including storage of any and all materials and equipment, shall take place within completely enclosed buildings except for parked motor vehicles and off-street parking and loading as required by Chapter 3. In addition, all open areas not used for off-street parking or loading shall be planted with grass, properly maintained and kept free from refuse and debris. No new residential uses shall be permitted unless accessory to a permitted principal use.

- (a) Automotive and marine products; storage, manufacturing, and repair.
- (b) Cleaning, dressing and dyeing
- (c) Commercial food producers and handlers (bakery, cheese, dairy, grain and similar products)
- (d) Commercial greenhouses
- (e) Cosmetic manufacturing
- (f) Distributors
- (g) Electric and neon signs, outdoor advertising signs
- (h) Electrical appliances manufacturing

- (i) Electronic devices manufacturing
- (j) Farm machinery sales and repair
- (k) Food locker plants
- (l) Glass Manufacturing
- (m) Instrument manufacturing
- (n) Jewelry manufacturing
- (o) Laboratories
- (p) Leather fabrication, not including tanning
- (q) Machine shops
- (r) Manufacture and bottling of nonalcoholic beverages
- (s) Mini warehousing
- (t) Packaging and packing of confections
- (u) Packaging and assembly of products made from fur
- (v) Painting
- (w) Pharmaceutical processing
- (x) Printing and publishing
- (y) Research and development organizations
- (z) Storage and sale of machinery and equipment
- (aa) Tobacco and toiletries
- (bb) Upholstery
- (cc) Warehousing
- (dd) Wholesaling
- (ee) Similar uses deemed by the Planning Commission to be in character with the Zoning District.

Section 11-3: Permitted Accessory Uses

- (a) Garages for storage of vehicles used in conjunction with the operation of an industry.
- (b) Off-street parking and loading areas
- (c) Office, storage, power supply, and other uses normally auxiliary to the principal industrial operations.
- (d) Residential quarters for the owner or caretaker.
- (e) Employee cafeteria or other food concession in conjunction with the permitted uses.
- (f) Satellite dish antennas are to be located on the roof of the principal structure or in the side or rear yards only.

Section 11-4: Prohibited Uses

- (a) Manufacturing of ammonia, asbestos, asphalt, cement, chlorine, coal tar, creosote, explosives, fertilizer, glue, gypsum, insecticide, lampblack, poison, pulp, proxline, and radium.
- (b) Processing ammonia, asbestos, asphalt, cabbage, chlorine, coal tar, creosote, explosives, fertilizer, fish, glue, grease, gypsum, insecticides, lampblack, offal, poison, pulp, pyroxyline, and radioactive materials.
- (c) Storage of bulk fertilizer, explosives, gasoline in excess of 50,000 gallons, grease, and radioactive materials.
- (d) Forges, foundries, garbage incinerators, animal reduction, rubbish storage, slaughter houses, smelters, stockyards, and tanneries.

Section 11-5: Area Regulations

- (a) Lots in the "I" District shall have sufficient area and width for the principal building(s) and its accessory buildings, off-street parking and loading areas, and required yards.
- (b) Front yard: 25 feet.
- (c) Side yards: Two (2) side yards, each ten (10) feet wide; provided, however, that where adjacent to any "R" District or street right-of-way line, a side yard of twenty-five (25) feet shall be required.
- (d) Rear yard: 20 feet.
- (e) Corner Lots: Where a lot is located at the intersection of 2 or more streets, there shall be a front yard on each side of a corner lot; provided, however, that the buildable width of a lot of record at the effective date hereof need not be reduced to less than 35 ft, except where necessary to provide a yard along the side street with a depth of not less than 20 ft.

Section 11-6: Height Regulations

- (a) Maximum height: 40 feet.
- (b) Maximum number of stories: 2 stories.

Section 11-7: Minimum Open Space

The total land area devoted to open space and landscaping shall not be less than five (5) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings except ornamental structures included as part of the landscaping theme.

Section 11-8: Off-Street Parking and Loading

Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 3.

Section 11-9: Site Plans

Site plans shall be required in accordance with the provisions of Chapter 4 for all uses permitted in this district.

DIVISION 12: “PUD” PLANNED UNIT DEVELOPMENT ZONING REGULATIONS

Sections:

- Section 12-1: Statement of Intent
- Section 12-2: Permitted Uses
- Section 12-3: Area Regulations
- Section 12-4: Height Regulations
- Section 12-5: Basis for Approval of the Petition
- Section 12-6: Determination
- Section 12-7: Changes and Additions
- Section 12-8: Subsequent Land Divisions
- Section 12-9: Development of Planned Unit Developments
- Section 12-10: Off-Street Parking and Loading
- Section 12-11: Site Plans

Section 12-1: Statement of Intent

The Planned Unit Development (PUD) District is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures through clustering, diversified building types, and/or mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; to provide attractive recreation and open spaces as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The PUD District under this Ordinance will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the land use density and other standards or use requirements of lands in the vicinity of the PUD project.

Section 12-2: Permitted Uses

- (a) Uses permitted in a Planned Unit Development District shall conform to uses generally permitted in the other districts of this Ordinance. PUD's may mix the uses permitted in other districts, subject to the criteria set forth in Section 12-5.

Section 12-3: Area Regulations

- (a) Planned Unit Development Districts shall be under single or corporate ownership or control, and shall contain a minimum development area of:

	<u>Principal Uses</u>	<u>Minimum Area of PUD</u>
1.	Residential PUD	3 Acres
2.	Commercial PUD	5 Acres
3.	Industrial PUD	20 Acres
4.	Mixed Compatible Use PUD	20 Acres

Section 12-4: Height Requirements

Uses permitted in a Planned Unit Development District shall conform to the height requirements listed in other Zoning Districts of this Ordinance.

Section 12-5: Basis for Approval of the Petition

- (a) The Planning Commission in making its recommendation and the City Council in making its determination, shall consider:
- (b) That the proposed Planned Unit Development District is consistent in all respects to the purpose of this Section and to the spirit and intent of this Ordinance; is in conformity with the adopted comprehensive plan or any adopted component thereof; and, that the development would not be contrary to the general welfare and economic prosperity of the community.
- (c) The Planning Commission shall specify lot area, width, yard, and height requirements in the granting of a permit. Requirements may be greater or less than those required in other districts. However, the Planning Commission shall not grant approval for any building or structure exceeding forty five (45) feet in height.
- (d) The Planning Commission in making its recommendations and the City Council in making its determination shall further find that:
1. The proposed site shall be provided with adequate drainage facilities for surface and storm waters.
 2. The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.

3. No undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas by the proposed development.
 4. The streets and driveways on the site of the proposed development shall be adequate to serve the residents of the proposed development and shall meet the minimum standards of all applicable ordinances or administrative regulations of the city.
 5. Public water and sewer facilities shall be provided.
 6. Natural areas such as significant woodlands, meadows, wetlands, wildlife habitat areas, lakes, streams and floodplains shall be protected as "environmental corridors." Environmental corridors shall not be used in the calculation of residential densities within a planned unit development.
 7. The entire tract or parcel of land to be included in a Planned Unit Development District shall be held under single ownership, or if there is more than one (1) owner, the petition for such Planned Unit Development District shall be considered as one (1) tract, lot or parcel, and the legal description must define said PUD as a single parcel, lot or tract and be so recorded with the Recorder of Deeds for Hancock County.
- (e) That in the case of a proposed residential Planned Unit Development project:
1. Such development will create an attractive residential environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian flow, ready access to recreation space, and coordination with overall plans for the community.
 2. The total net density within the Planned Unit Development District will be compatible with the density of development either existing or permitted in areas adjacent to the proposed PUD project.
 3. Provision has been made for the installation of adequate public facilities and the continuing maintenance and operation of such facilities.
 4. Adequate, continuing fire and police protection is available.
 5. The population composition of the development will not have an adverse effect upon the community's capacity to provide needed school or other municipal service facilities.
 6. Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved site plan either by private reservation and maintenance or by dedication to the public.

(f) That in the case of a proposed commercial Planned Unit Development project:

1. The proposed development will be adequately served by offstreet parking and truck service facilities.
2. The proposed development shall be adequately provided with and shall not impose any undue burden on public services and facilities such as fire and police protection, street maintenance, and maintenance of public areas.
3. The locations for entrances and exits have been designated to prevent unnecessary interference with the safe and efficient movement of traffic on surrounding streets, and that the development will not create an adverse effect upon the general traffic pattern of the surrounding neighborhood.
4. The architectural design, landscaping, control of lighting, and general site development will result in an attractive and harmonious service area compatible with and not adversely affecting the property values of the surrounding neighborhood.

(g) That in the case of a proposed industrial Planned Unit Development project:

1. The operational character, physical plant arrangement, and architectural design of buildings will be compatible with the latest in performance standards and industrial development design and will not result in adverse effect upon the property values of the surrounding neighborhood.
2. The proposed development shall be adequately provided with and shall not impose any undue burden on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas.
3. The proposed development will include adequate provisions for offstreet parking and truck service areas.
4. The proposed development is properly related to the total transportation system of the community and will not result in an adverse effect on the safety and efficiency of the public streets.

(h) That in the case of a mixed use Planned Unit Development project:

1. The proposed mixture of uses produces a unified composite which is compatible with development in the surrounding neighborhood.
2. The various types of uses conform to the general requirements as hereinbefore set forth, applicable to projects of such use and character.

3. The proposed development shall be adequately provided with and shall not impose any undue burden on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas.

Section 12-6: Determination

The City Council, after due consideration, may deny the petition, approve the petition as submitted, or approve the petition subject to additional conditions and restrictions. The approval of a Planned unit Development District shall be based upon and include as conditions hereto the building, site and operational plans for the development as approved by the City Council.

Section 12-7 Changes and Additions

Any subsequent change or addition to the plans or uses shall first be submitted for approval to the Planning Commission and if in the opinion of the Planning Commission, such change or addition constitutes a substantial alteration of the original plan, a public hearing before the Planning Commission shall be required and notice thereof be given pursuant to the provisions of this ordinance, and said proposed alterations shall be submitted to the City Council for approval.

Section 12-8 Subsequent Land Divisions

The division of any land or lands within a Planned Unit Development District for the purpose of change or conveyance of ownership shall be accomplished pursuant to the subdivision regulations of the City and when such division is contemplated, a preliminary plat of lands to be divided shall accompany the petition for PUD approval.

Section 12-9 Development of Planned Unit Development Districts

It shall be the policy of the City of Nauvoo to create Planned Unit Development Districts only in those areas where a detailed unified development plan has been presented and approved. In areas where approved plans have not been implemented within twelve (12) months, the PUD designation shall be deemed null and void and the subject property shall revert to the previous zoning classification affixed to that property, or the Planning Commission shall initiate such zoning changes as it deems necessary to serve the public interest. Existing undeveloped Planned Unit Development Districts shall be reviewed annually in April by the Planning Commission and a report regarding the disposition of that district shall be made to the City Council.

Section 12-10 Off-Street Parking and Loading

Spaces for offstreet parking and loading shall be provided in accordance with the provision of Chapter 3.

Section 12-11 Site Plans

Site plans shall be required in accordance with the provisions of Chapter 4 for all uses permitted in this district.