
Chapter 5

Use Districts

Article 5.1

USE DISTRICTS

5.1.1. Establishment of Districts. In order to carry out the recommendations of the Sycamore Comprehensive Plan and the purpose and provisions of this Ordinance, the City of Sycamore is hereby divided into the following zoning districts:

- A. **AGRICULTURAL DISTRICT.** It is recognized that the public health and welfare of the citizens of Sycamore and DeKalb County are greatly dependent upon the sustenance and economic benefits provided by a viable agricultural industry. The intent of this district is to ensure that land areas in the City that are well suited for production of food and fiber are retained for such production, and that animal husbandry may be practiced where it will not be incompatible with adjoining uses. The map symbol and short name for the Agricultural District shall be "AG".

- B. **ONE-FAMILY RESIDENCE DISTRICT.** The One Family Residence District is established to provide and maintain an area for development of low-density single-family residences on generally uniform lots with permitted accessory uses. In the northwest quadrant of the corporate limits, this district may also foster the exclusive development of large lot, detached single-family residences served by municipal water and sewer systems. The map symbol and short name for this district shall be "R-1".

- C. **TWO-FAMILY RESIDENCE DISTRICT.** The Two Family Residence District is established to provide standards for development of detached single family residences and duplexes served by municipal water and sewer systems. The map symbol and short name for this district shall be "R-2".

- D. **MULTIPLE FAMILY RESIDENCE DISTRICT.** The Multiple Family Residence District is established to provide standards for the development of a wide range and variety of residential neighborhoods. This district covers attached owner-occupied single-family dwellings (e.g. townhouses, condominiums), apartments and other attached rental units, nursing homes, boarding houses, and other multiple-family buildings in similar character and appearance served by municipal water and sewer systems. The map symbol and short name for this district shall be "R-3".

- E. **RURAL RESIDENTIAL DISTRICT.** The Rural Residential District is established to define appropriate guidelines for development in the rural residential area comprising the "Northwest Sub-Plan Area" that was approved by the Sycamore City Council on February 7, 2011. This area is bounded on the south by Freed Road, on the west by the east branch of the South Branch of the Kishwaukee River, on the north by North Grove Road, and on the east by the Koehling Farm adjacent to Brickville Road. This sub-area comprises approximately 370 acres and presently features small farms, a local church, and a well-established hunting and fishing preserve, close to single family housing that was established with a rural character within the DeKalb County political jurisdiction in the 1970s. In this area, low density single family housing was developed on one-to-five-acre lots with individual wells and septic tank absorption fields, utilizing rural County road designs that feature ditches to convey storm water runoff. It is the City's intent that parcels within this sub-area shall be annexed in a sequential and orderly fashion, and that

they shall retain their rural character so as to constitute a final planning “edge” to the community’s northwest side. Accordingly, lot sizes shall be a minimum of three (3) gross acres (0.33 units per gross acre). These lots will not be large enough to support commercial agriculture, but will be large enough to permit private stables and accessory buildings for a limited number of horses or other livestock. The map symbol for this district shall be “R-4”.

- F. **NEIGHBORHOOD BUSINESS DISTRICT.** The Neighborhood Business District is established to provide locations for a limited range of retail and food service businesses and services for residential neighborhoods and residents. Such districts shall be generally located at the intersection of collector and arterial streets, and in front of public squares. The map symbol and short name for this district shall be "C-1".
- G. **CENTRAL BUSINESS DISTRICT.** The Central Business District is established to provide standards for a wide range of businesses and services; to protect and maintain the economic viability of the established downtown commercial neighborhood; to preserve the use, value and enjoyment of property in adjoining residential districts; and to maintain the central commercial core area as the social, civic, cultural and commercial focus of the City of Sycamore. It is the intention of this district to provide for the ongoing update of a mix of business, office, government and residential uses to encourage traditional social, cultural and civic functions in the City. The center of this district is, generally speaking, State Street and is generally bounded by Exchange Street on the north , Governor Street on the east , Elm Street on the south, and Sacramento Street on the west as shown on the City of Sycamore’s Zoning Map and Land Use Map. The map symbol and short name for this district shall be "C-2".
- H. **HIGHWAY BUSINESS DISTRICT.** The Highway Business District is established to provide locations and standards for a wide range of retail, food service, service, and repair businesses for community residents and outlying market areas. Such districts shall be generally concentrated around intersections along arterial streets. The map symbol and short name for this district shall be "C-3".
- I. **MIXED USE COMMERCIAL BUSINESS DISTRICT.** Mixed Use Commercial Districts are planned unit developments designed to accommodate compatible residential and commercial uses on larger tracts of land and to maximize opportunities for orderly economic development. Typical mixed use designs include a core of community facilities (e.g. schools, day care centers, a post office branch, church offices, etc.) and small retail establishments (e.g. corner market, dry cleaner) adjacent to, or surrounded by, a variety of housing types including single family detached homes or townhouses or apartment buildings. Public or open space to promote public gathering is encouraged, in contrast with utilitarian open space such as stormwater detention ponds or undevelopable areas such as floodplains or wetlands. The map symbol and short name for this district shall be “C-4”.
- J. **LIGHT MANUFACTURING DISTRICT.** The Light Manufacturing District is established to provide locations and standards for a wide range of manufacturing, warehousing, processing, production, assembly, research, testing, logistics, and office uses generating a minimum of noise, glare, dust, odor, vibration, air and water pollutants, fire, explosion and radioactive hazards and nuisances. Prohibited uses include the storage, utilization or manufacture of products that decompose by detonation, or which may be injurious or offensive to the occupants of adjacent premises by virtue of the emission of noise, vibration, smoke, dust, odors, fire, heat, glare or explosive hazards. The map symbol and short name for this district shall be "M-1".
- K. **HEAVY MANUFACTURING DISTRICT.** The Heavy Manufacturing District is established to afford locations for industrial uses involving materials or products that

decompose by detonation, or which may emit noise, vibration, smoke, dust, odors, fire, heat, glare or explosive hazards. Special yard setbacks and other safeguards are required in such areas to prevent adjacent properties from being exposed to offensive noise, glare, dust, odor, vibration, air and water pollutants, fire, explosion and radioactive hazards and nuisances. The map symbol and short name for this district shall be "M-2".

- L. **OFFICE, RESEARCH AND LIGHT MANUFACTURING DISTRICT.** Office, Research and Light Manufacturing Districts may be established to provide areas within which office, research and light industrial enterprises can locate with an assurance of a high level of design quality, extensive site amenities, open space, and environmental protection. The restrictions provided by this district are intended to promote a park-like atmosphere that will enhance the economic development potential of the City. The map symbol and short name for this district shall be "ORI".

- M. **DOWNTOWN PRESERVATION DISTRICT.** The Downtown Preservation District is an overlay district established to encourage the restoration, preservation, rehabilitation and conservation of neighborhoods, buildings, sites and objects of historical and/or architectural significance and to prevent the decline, decay and/or demolition of such neighborhoods, buildings, sites and objects. In order to enhance the attractiveness of downtown Sycamore to its residents and visitors to support and enhance the City's business, commerce, and industry, it is the intent of this district to create a process for the review of designs for buildings and lot improvements in the City's Downtown Historic District to preserve landmarks representing elements of the City's economic, social, cultural, and political past. All uses permitted in the underlying zoning districts shall be permitted in the Downtown Preservation Overlay District. Regulations promulgated under the authority of this district shall not be construed to further regulate the use of structures in the underlying zoning districts. As presented here, this historic "district" is not intended to function as a landmark or historic district as may be defined by the Department of the Interior or the Illinois Historic Preservation Agency. The map symbol and short name for this district shall be "DPD".

- K. **FLOODPLAIN DISTRICT.** The Floodplain District is an overlay district established to encourage preservation and protection of the floodplain of the Kishwaukee River within the Sycamore corporate limits. Land within this district is subject to periodic inundation which could result in the loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and the impairment of the tax base. In addition, certain areas within this district contain significant natural resources, such as wetlands, woodlands, and other unique environments. These lands provide habitat for flora and fauna, groundwater recharge, water retention, and filtration of surface waters to improve stream water quality. The map symbol and short name for this district shall be "FP".

Article 5.2

Conditions of Use

5.2.1. Scope and Purpose. In order to carry out the recommendations of the Sycamore Comprehensive Plan and the purpose and provisions of this Ordinance, all uses permitted in the zoning districts described in Article 5.1 of this Title shall be subject to all of the applicable conditions and restrictions, as follows:

- A. All uses in all districts shall be subject to the following conditions:

1. All common wall construction, whether existing or proposed, shall conform with all building, electrical, plumbing, and other applicable codes and ordinances in the City.
2. Each detached single-family and attached single-family dwelling unit shall be served with its own water line, sanitary sewer line, sump pump line, if applicable, and other utility lines and extensions. **Exception:** Detached single family uses in the “R-4” Rural Residential District may be served by private wells and private sewage disposal systems if inspected and approved by the DeKalb County Health Department.
3. All rooftop mechanical service equipment shall be screened from view from grade level of any street, park, parking lot, or from the grade of adjoining property. All mechanical equipment shall be screened or colored to match or blend in with the field color of the building.
4. Similar land use categories shall generally occupy both sides of a street. Dissimilar land use categories shall abut along an alley or at the rear or side lot lines.
5. All uses shall be conducted within completely enclosed buildings unless otherwise specified.
6. All buildings, except accessory structures, shall have their main entrance facing onto a street or, alternatively, shall have a clearly defined path to an entrance and a clearly defined street address on the building .
7. All lots and parcels shall have frontage on a public street.
8. All streets and alleys shall terminate at other streets within the neighborhood and connect to existing and future streets outside the development.
9. Consistent building setback lines shall be established along all street frontages in order to determine the desired width for each street or public space.
10. Parking lots shall preferably be located at the rear or at the side of buildings and shall be screened from public view by low walls, fences, or hedges.
11. Alleys shall not form the boundary of a park, square, or greenbelt unless a wall or screening hedge not less than six (6) feet in height is used to separate the alley from the adjacent park, square, or greenbelt.
12. Landscaping shall respect vistas and building lines.
13. No hard surface, including both impervious surfaces (sidewalk, driveway, parking area, etc.) and pervious surfaces (man-made porous asphalt, paver blocks, etc.) shall be constructed, occupied or established on any public utility, drainage, or pipeline easement, except with the written permission of the City and all utility companies having rights to use the easement.
14. **OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS.** Loading areas and outdoor storage areas exert visual and noise impacts on surrounding property and neighborhoods. These areas when visible from adjoining properties and/or public streets shall be screened, recessed, or enclosed. Appropriate locations for loading and outdoor storage areas include areas between buildings, where more than one building is located on a site and such

buildings are not more than forty (40) feet apart, or on those sides of buildings that do not have customer or public entrances.

- i.* Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from adjacent streets.
- ii.* No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within twenty (20) feet of any public street or public sidewalk.
- iii.* Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
- iv.* Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls, fences, or solid hedges. Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the building.

B. All uses in all commercial or industrial districts shall be subject to the following additional conditions:

- 1. All uses shall comply with the performance standards for noise, odor, dust, smoke and vibration established in Section 5.3.
- 2. All transition yards shall be screened and/or landscaped to provide visual and acoustical privacy for adjacent residents, and refuse storage areas shall be screened from view.
- 3. All exterior lighting, including building and parking lot lights, shall be directed away from adjacent property, highways, and streets.
- 4. All open bulk material storage shall be screened from public view and adjacent property by a solid fence or wall.
- 5. DELIVERY AND LOADING OPERATIONS. Delivery and loading operations shall not disturb adjoining neighborhoods or other uses. No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. unless the lot owner submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 decibels as measured at the lot line of any adjoining property.

C. All uses in all commercial districts shall be subject to the following additional conditions:

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold in a retail manner on the premises where produced.
2. The storage of raw materials as well as contractor supplies and equipment shall be conducted within completely enclosed structures. Finished goods intended for retail sale, including durable goods such as automobiles, fencing, etc. and seasonal perishable goods such as bedding plants and flowers in season, may be presented without said enclosure.
3. There shall be no manufacture, processing or treatment of products other than what is clearly accessory to, or essential to, the retail business conducted on the premises.
4. Outdoor display of items intended for direct sale to the public shall be permitted only on a sidewalk adjacent to the shop front, and only during business hours of operation, and shall not obstruct or interfere with pedestrian circulation. Such outdoor display is permitted only as an accessory use.

D. All uses in the AG District shall be subject to the following conditions:

1. Those uses existing on a parcel at the time of rezoning, annexation, or the effective date of this Ordinance shall be permitted uses on that parcel of property.

E. All buildings, structures and uses in the FP District shall be subject to the detailed requirements and conditions specified in Article 6.9 of this code, and generally as follows:

1. Property zoned FP is also zoned under another applicable zoning district established herein. The "FP" regulations constitute an "overlay" district, and the other applicable zoning district constitutes the underlying zoning. This Section controls in the case of any conflict between the regulations contained in this Section and the regulations otherwise applicable to any property by virtue of its underlying zoning classification.
2. All areas within the flood plain, as defined in this Section, are hereby incorporated in to the boundaries of the "FP" District and are subject to all of the provisions of this Section. A portion of the area within this district is designated as the "Floodway", as established by the flood insurance rate maps applicable to this district. Property within the Floodway is subject to those provisions of this Section which are so stated, and to the rules established by the Federal Emergency Management Agency ("FEMA").
3. BOUNDARIES. The boundaries of this district shall generally be established by the boundaries of the flood fringe, floodway and the 100-year base flood elevation. The boundaries of the flood fringe, floodway, and the 100-year base flood elevation shall be established by the most recent flood insurance rate map as compiled by the Federal Emergency Management Agency. Particulars on the district boundaries of the flood fringe, floodway, and the 100-year base flood elevation may be determined by the latest report of the US Army Corps of Engineers or subsequent FEMA map amendments, the Illinois State Water Survey, the Illinois Department of Transportation, or a registered professional engineer according to the best data available to the Illinois State Water Survey Flood Plain Information Depository or the Illinois Department of Transportation, Division of Water Resources. When lands within the "FP"

district are determined to be in no danger of overflow, they may be removed from this district.

4. PERMITTED LAND USES AND DEVELOPMENT. The following land uses are permitted in this district:

- a. Agriculture, except animal confinement activities in the floodplain.
- b. Boat docks for other than commercial or industrial purposes.
- c. Bridges, culverts, roadways, railways and modification thereto, which are necessary for crossing the floodway.
- d. Conservation areas for flora, fauna.
- e. Forest preserves and State Parks.
- f. Game breeding and hunting preserves.
- g. Game refuges.
- h. Hunting, fishing, and propagation of wildlife.
- i. Local public utility facilities, provided that any installation, other than towers and equipment attached to the towers shall be adequately screened with landscaping, fencing or walls, or any combination thereof; or, placed underground; or, enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area. All plans for screening these facilities shall be submitted to the Zoning Administrator or City Engineer for review. No building permit or installation permit shall be issued until these plans have been approved.
- j. Public and private parks.
- k. Recreational uses such as athletic fields, picnic grounds, and trails for horses, bikes, or walking.
- l. Scenic areas.
- m. Wildlife refuges.

5. SPECIAL LAND USES AND DEVELOPMENT. The following land uses are permitted in this district only as Special Uses, in accordance with the conditions, requirements, and specifications set forth in Article 4.3:

- a. Airstrips/runways and heliports.
- b. Extraction of raw materials from the earth and processing thereof, but not including manufacture of a product.
- c. Golf courses.
- d. Outdoor rifle and archery ranges.
- e. Recreation camps

- e. Public utility tower.

- 6. ACCESSORY LAND USES AND DEVELOPMENT. Subject to compliance with the procedures of this Section, accessory buildings, structures and uses are permitted in conjunction with a permitted land use or development, unless restricted by an applicable condition, or a Special Use when such accessory building, structure and use is customarily found in conjunction with the primary use, is reasonably necessary incident to the primary use, is clearly subordinate to the primary use, and serves only to further the successful utilization of the primary use. For the purpose of this Section, accessory uses do not include residences or habitable structures.

- 7. ACCESSORY LAND USES AND DEVELOPMENT. Subject to compliance with the procedures of this Section, accessory buildings, structures and uses are permitted in conjunction with a permitted land use or development, unless restricted by an applicable condition.

- 8. MAXIMUM HEIGHT. The total height of any structure shall not exceed that permitted in the underlying zoning district, except where the use of the property includes structures restricted in height by the requirements of a Special Use Permit.

- 9. LOT AREA AND SETBACK REQUIREMENTS. The minimum lot area and setback requirements for land uses in the FP District shall be as follows:
 - a. MINIMUM LOT AREA. Permitted and Special Uses shall be located on tracts not less than the minimum area required by the provision of the underlying zoning district.

 - b. GENERAL SETBACK REQUIREMENT. No structure shall be located less than fifty (50) feet from any roadway right-of-way line except where a greater setback is required by the underlying zoning district.

- 10. OFF-STREET PARKING AND LOADING REQUIREMENTS. Off-street parking and loading requirements for land uses in the FP District shall be provided in accordance with the provisions of Article 6.7 of this Title.

- 11. SIGNS. Signs for land uses in the FP District shall be provided in accordance with the provisions of Article 6.8 of this Title.

- 12. JURISDICTION OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION. In an area within the City where there does not exist a delineated floodway, as certified by the Illinois Department of Transportation, all property in such area located within the boundaries of the 100-year floodplain shall be considered also within the floodway and the boundaries of the floodplain and the floodway shall be deemed as coterminous. Any proposed development which will affect the ground surface of such property will be subject to the permitting requirements of the Illinois Department of Transportation and no permit shall be issued by the City until the developer complies with and, where applicable, is issued a permit from the State for all such proposed activities.

- 13. ADDITIONAL CONDITIONS OF USE. In areas located within a floodplain, all permitted and Special Uses are subject to the following conditions:

- a. No development shall create a damaging or potentially damaging increase in flood heights or velocity.
- b. No development shall occur in the floodway, except for the following appropriate uses:
 - 1. Public flood control structures, dikes, dams and other public works or private improvements relating to the control of drainage, flooding of existing structures, erosion, or water quality or habitat for fish, wildlife and native vegetation;
 - 2. Storm and sanitary sewer outfalls;
 - 3. Underground and overhead utilities;
 - 4. Public or private open space and recreational facilities such as playing fields and trail systems.
 - 5. Bridges, culverts, roadways, unpaved walkways, railways and any modification thereto, which are necessary for crossing the floodway;
 - 6. Flood proofing activities to protect existing structures including the construction of water tight window wells, elevating structures, or construction of floodwalls around residential, commercial or industrial principal structures where the outside top of the floodwall shall be no more than ten (10) feet away from the exterior wall of the existing structure, which are not considered substantial improvements to the structure.
 - 7. In the case of damaged structures herein permitted, reconstruction, repair or replacement of the same which does not increase the outside dimensions of the building

Appropriate uses do not include the construction or placement of any new structures, fill, detention or retention facilities, building additions, buildings on stilts, excavation or channel modifications done for the convenience of site design, fencing (including landscaping or planting designed to act as a fence) and storage of materials.

- c. All sewage and water systems shall be installed in accordance with the requirements of the City of Sycamore, the DeKalb County Health Department and the State of Illinois.
- d. A soil erosion and sedimentation control plan shall be submitted to the City Engineer for review and approval prior to issuing a building permit.
- e. No man-made levees, berms or other similar obstructions to the flow of flood waters are permitted without the approval of the City Engineer.
- f. Permits required by other state or federal agencies and departments shall be acquired and submitted to the Zoning Administrator and City Engineer prior to issuing a building permit. Such permits may include wetlands permits from the US Army Corps of Engineers.

- g. Development in and filling within the floodplain will only be permitted if protection is provided against the base flood or 100-year frequency flood by proper elevation and compensatory storage and other provisions of these regulations are met. No use will be permitted which adversely affects the capacity of drainage facilities or systems.
- h. All filling, dredging, excavation, etc., or other alteration of the floodplain is only permitted when done as a necessary condition of establishing a permitted or approved Special Use. The construction and maintenance of roads necessary for permitted uses are allowed only on a limited basis and where no alternative location outside the floodplain is available.
- i. Land surface modification within the flood fringe shall be permitted for the purpose of constructing storm water drainage swales between the developed area of a lot (including a storm water detention facility on a lot) and a stream, or detention facility.
- j. Whenever a portion of the floodplain is authorized for use, the volume of space which will be occupied by the authorized fill or structure below the base flood or 100-year frequency flood elevation shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the base flood or 100-year frequency flood elevation. The excavation volume shall be equal to at least 1.1 times the volume of storage lost due to the fill or structure. In the case of streams and water courses, such excavation shall be made opposite or adjacent to the areas so filled or occupied. All floodplain storage lost below the existing 100-year flood elevation shall be replaced below the 100-year flood elevation. All floodplain storage lost above the existing 100-year flood elevation shall be replaced above the 10-year flood elevation. All such excavations shall be constructed to drain freely and openly to the watercourse.
- k. On property one hundred (100) feet or closer to the 100-year floodplain, as bounded in accordance with Section 5.2.1.E.2, there shall be no building permitted having a lowest floor, including basement floor, lower than one (1) foot above the 100-year floodplain elevation (FPE) in accordance with the following:
 - 1. A structure or improvement may be constructed on permanent landfill in accordance with the following:
 - a. The area of fill shall be cleared of all growth and objects unsuitable for use as foundation material.
 - b. The fill shall be placed in layers no greater than one (1) foot prior to compaction.
 - c. The surface of the fill shall be a minimum of one (1) foot above the FPE. The fill shall extend at least ten (10) feet beyond the foundation of the structure before sloping below the FPE.
 - d. The fill shall be protected against the scour and erosion that occurs during flooding.

1. The property owner or user shall submit a plan to the City Engineer. The plan shall include a report by a registered professional engineer of demonstrated competence in hydrology as to the adequacy of the proposed plan to address and thereby avoid flooding problems of other properties and such other hydrologic problems as may result from the improvements. Where the plan only delineates the floodplain elevation on the ground and no change or construction is proposed involving land below the flood elevation, the plan may be submitted under the seal of a registered land surveyor.

The City Engineer may require such additional data or engineering studies from the applicant as may be necessary to determine the adequacy of the proposed plan. Any costs associated with obtaining and making available such data or studies shall be borne by the applicant.

The City may, at the discretion of the City Engineer, retain outside consultant services for the review of plans for development in the floodplain or floodway. The cost of contracting with said outside consultant shall be borne by the applicant.

m. EFFECT OF PLAN APPROVAL.

1. The approval by the City Engineer of such plans for flood protection does not constitute a representation, guarantee, or warranty of any kind by the City Engineer or Zoning Administrator, the City Manager, the City Council or by any officer or employee of the City organization as to the practicality or safety of any protective measure and shall create no liability upon or cause of action against such public body, offices, or employees for any damage that may result pursuant thereto.
2. Approval by the City Engineer does not relieve an owner or use from fulfilling the requirements set forth in any other City ordinance or state or federal law regarding construction or development within the floodplain.

F. All uses involving the sale or dispensing of adult use recreational cannabis shall be subject to the following additional conditions:

1. Dispensaries must be a minimum of one thousand (1,000) feet from the property line in all directions of any pre-existing public or private preschool or elementary or secondary school or daycare center, daycare home, group daycare home, part day childcare facility and cannot be in an area zoned residential. A two hundred fifty (250) foot setback to residential-zoned property is required.
2. On-premises cannabis consumption within any district is prohibited.
3. Craft-growers, or any other dispensary or retail location other than those defined under the “Cannabis, Recreational – Retail Dispensing Organization (Adult Use)” definition in Article 1.3 are prohibited.
4. A minimum separation of one thousand five hundred (1,500) feet between cannabis dispensaries is required.

5. No drive-thru dispensaries are allowed.
6. Business hours are limited to 6:00 a.m. to 10:00 p.m. for dispensaries per State law.
7. A maximum of one (1) dispensary shall be permitted for every nine thousand (9,000) in population. A three-fourths (3/4) vote of the Corporate Authorities shall be required to waive the population proration to accommodate an additional dispensary.
8. No dispensary shall operate before January 1, 2020.

Article 5.3

Permitted Uses

5.3.1. Table of Permitted Uses. Use of a building, structure or land shall be allowed only in the zoning districts indicated and for the purposes specified in the following Table of Permitted Uses. Each use is mutually exclusive and does not encompass other uses listed in the Table. A principal use listed in the Table in any district denoted by the letter “P” is permitted by right provided all other requirements of state law, this Title, and all other applicable ordinances and regulations of the Sycamore City Code have been satisfied. A principal use listed in the Table of Permitted Uses in any district denoted by the letter “S” is a Special Use and permitted only subject to the provisions of Article 4.3. A principal use listed in the Table of Permitted Uses in any district denoted by the letter “T” is a temporary use and permitted only subject to the provisions of Section 6.3.1. A use of building, structure or land not indicated by either “P” or “S”, or “T” is not allowed in that district.

The Zoning Administrator may determine that a proposed use not identified on the permitted use table is similar to one that is identified in the table. If this ruling is contested, the matter shall be taken to the Plan Commission which shall determine whether the proposed use is similar to, and not more objectionable than, uses listed.

KEY: P = Permitted Use S = Special Use T = Temporary Use

A. AGRICULTURE USES	AG	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	M-1	M-2	ORI
Agribusiness	S											
Agriculture and agricultural purposes	P				P							
Agriculture Equipment Sales Rental, Service	S											
Animal Foster Homes	S											
Animal Shelter	S											
Farm	P				P							
Farm Buildings	P				P							
Farm Drainage and Irrigation Systems	P				P							
Farm Supply Store	S											
Game Breeding and Hunting Preserves	P				S							
Game Refuges	P											
Garden Supply Store							P	P		P	P	
Grain Storage, accessory to farming operations	P											
Grazing and Forage	P				P							
Greenhouses, Retail	P							P		P	P	
Greenhouses, Wholesale	P				S					P	P	
Gun Clubs	S											
Kennel, for five or more animals	S											
Landscaping Business	S							P		P	P	
Lawn and Garden Services	S									P	P	
Nursery, Plant, Sod or Tree	P				S			P		P	P	
Recreational Camps	S											
Retail Sale of Agricultural Products Produced on the Premises, accessory to principal farming operations	P											
Roadside Stands selling only products grown or produced on premises	P				P							
Roadside Stands selling products not grown or produced on premises	S											
Stable, private	P				P							
Stable, public	S											
Uses customarily accessory to farming operations	P											
Veterinary Clinic	S					S		S				

KEY: P = Permitted Use S = Special Use T = Temporary Use

B. CONSTRUCTION USES	AG	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	M-1	M-2	ORI
Building Services and Supplies								P		P	P	
Contractor's Office, Yard										P	P	
Fuel and Fuel Oil Dealer										S	S	

C. FINANCE, INSURANCE, REAL ESTATE USES	AG	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	M-1	M-2	ORI
Bank						P	P	P	S			
Collection Agency						P	P	P				
Credit Reporting Agency, Consumer & Mercantile						P	P	P				
Currency Exchange						P	P	P				
Financial Institutions						P	P	P	S			
Financial Services, Counseling Office						P	P	P	S	P		
Insurance Agency, Office						P	P	P	S	P		
Insurance Claims Office						P	P	P		P		
Loan Company/Credit Unions						P	P	P	S			
Real Estate Office						P	P	P	S	P		
Savings and Loan						P	P	P				

D. FOOD SERVICE USE	AG	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	M-1	M-2	ORI
Automat							P	P				
Bakery Shop						P	P	P				
Banquet Halls							P	P				
Candy or Confectionary Store						P	P	P				
Catering Establishment where food is prepared on the premises for consumption elsewhere						P	P	P				
Convenience Store						P	P	P				
Dairy Products Store						P	P	P				
Delicatessen						P	P	P				
Farmer's Market						T	T	T				
Food Locker-Rental								S				
Grocery/Food Store, less than or equal to 35,000sqft GFA							P	P				
Grocery/Food Store, greater than 35,000sqft GFA								P				
Ice Cream Store							P	P				
Kiosk						S	S	S	S			
Liquor Store (Package Liquor Sales)							P	P				
Meat Market (Butcher Shop)						S	P	P				
Outdoor Cafes, accessory to a food service use							P	P	P			
Portable Food Vending							P	P				
Restaurant with On-Site Brew Pub							S	S				
Restaurant							P	P	S			

E. MANUFACTURING AND PROCESSING USES	AG	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	M-1	M-2	ORI
Apparel and other finished products made from fabrics and similar materials										P	P	
Asphalt or concrete batch mix plants	S										S	
Bakery Products, Wholesale & Production										P	P	
Beverages, Bottling & Distribution										P	P	
Beverages, Non-Alcoholic										P	P	
Brewery, Large (15,000 or more barrels per year)										P	P	
Brooms and Brushes										P	P	

KEY: P = Permitted Use S = Special Use T = Temporary Use

Canned & Preserved Fruits & Vegetables												P		
Carpet & Rug Cleaning (on premises)												P	P	
Commercial Physical and Biological Research												P	P	P
Computer and Office Equipment												P	P	
Concrete, Gypsum & Plaster Products													P	
Costume Jewelry, Novelties, Buttons, and Miscellaneous Notions, except Precious Metals												P	P	
Cut Stone and Stone Products													P	
Dairy Products												P	P	
Dental Laboratories												P	P	
Drugs												P	P	
Drum Container Recycling, Cleaning													P	
Dry Cleaning Plant												S	P	
Electrical Lighting and Wiring Equipment												P	P	
Electronic and Electrical Equipment, Components & Accessories												P	P	
Fabric and Related Products												P	P	
Fire Restoration Plant												S	S	
Furniture Stripping or Refinishing												P	P	
Incinerators													S	
Industrial Launderers													S	
Jewelry, Silverware & Plated Ware												P	P	
Laboratory, Commercial												P	P	P
Laboratory, Research												P	P	P
Leather (excluding tanning) & Vinyl Products													P	
Lumber Yard										S		P	P	
Measuring, Analyzing & Controlling Instruments												P	P	
Medical Cannabis Cultivation Center												S	S	
Medical Equipment and Goods												P	P	
Medical Laboratories										P		P	P	P
Metal Products, Fabricated, Except Machinery & Transportation Equipment													P	
Microbrewery (Less than 15,000 barrels per year)								S	S			P	P	
Musical Instruments												P	P	
Office, Computing & Accounting Machines												P	P	
Optical Instruments and Lenses												P	P	
Non-Commercial Research Facilities												P		P
Paper Products from converted Paper and Paperboard												P	P	
Pens, Pencils, and Other Office & Artists Materials												P	P	
Petroleum Storage Tanks													S	
Recycling, Reprocessing Used Batteries														
Perfumes, Cosmetics & other Toilet Preparations													P	
Photographic Equipment and Supplies												P	P	
Plastic Products, Fabricated												S	P	
Pottery and Related Products												P	P	
Power Plant														
Printing Ink, Non-Water Soluble													P	
Printing, Publishing & Allied Industries										P		P	P	
Radio, Television, and Communication Equipment												P	P	
Recycling Center												P	P	
Signs & Advertising Displays										P		P	P	
Structural Clay Products													P	
Sugar & Confectionery Products												P	P	
Tap Room (Ancillary to Microbrewery, minimum 500 sq. ft.)								S	S			P	P	

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Textile Mill Products																	P	
Toys & Amusement, Sporting & Athletic Goods Uses Which Draw, Roll, Extrude, Cast, Forge, Heat, Treat, Electroplate, Plate, Anodize, or Color Ferrous and Non-ferrous Metals																	P	P
Warehouse																	P	P
Watches, Clocks, Clockwork operated devices, and parts																	P	P
Welding, Welding Equipment																	S	P
Wood Containers																	P	P

F. MOTOR VEHICLE USES AG R-1 R-2 R-3 R-4 C-1 C-2 C-3 C-4 M-1 M-2 ORI

	AG	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	M-1	M-2	ORI
Automobile Rental/ Leasing Office							S	P				
Automobile Sales and Rental, New and/or Used, including accessory repair and body shop operations							S	P				
Brake Repair Shop								P		P	P	
Boat Sales, Rental, Service								P				
Car Wash, Automatic/Mechanical								P				
Car Wash, Manual								P				
Gas Station						S	P	P				
Gas Station within 660 feet of a residential lot						S	S	P				
Motorcycle Sales/Service/Rental								P				
Motor Vehicle Accessories Store (aka Auto Parts Store)							P	P				
Motor Vehicle Body Shop								P		P	P	
Motor Vehicle Mini Mart						S	P	P				
Motor Vehicle Mini Mart within 660 feet of a residential lot						S	S	P				
Motor Vehicle Parts, Sales and Installation Shop							S	P		P		
Motor Vehicle Repair Shop								P		P	P	
Muffler Repair Shop							S	P		P	P	
Recreational Vehicle/Camper Sales, New and/or Used, Rental, including accessory repair and body shop operations								S	S	P		
Service Station								P		P		
Service Station within 660 feet of a residential lot								P	P			
Tire, Battery & Accessory Store								P				
Transmission Repair Shop								P		P	P	
Truck Sales, New and/or Used, including accessory repair and body shop operations								P		P		
Truck Service, Repair								S		P	P	

G. MUNICIPAL USES AG R-1 R-2 R-3 R-4 C-1 C-2 C-3 C-4 M-1 M-2 ORI

	AG	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	M-1	M-2	ORI
Airports, Airstrips	S											
Fire Station	S	S	S	S		S	S	S				
Government Offices						P	P	P	P			
Helipad, Helistop	S										S	S
Library						P	P	P				
Parks, playgrounds, athletic fields	S	P	P	P								
Police Station, Substation		S	S	S		S	S	S				
Post Office						S	P	P	P			
Public Works Garage, Maintenance Shop, or Yard										S	S	
Pumping Stations, Water Storage Tanks	S	S	S	S		S	S	S	S	S	S	S
School, Elementary, Secondary, Post-Secondary	S	S	S	S		S			S			
School, Parochial and other Religious	S	S	S	S		S			S			

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Sewage Treatment Facilities	S											S	
Utility Substations	S											S	S
Vocational Schools								P	S	S			S
Water Filtration, Treatment Plants	S											S	

H. PERSONAL AND BUSINESS SERVICES USES

AG R-1 R-2 R-3 R-4 C-1 C-2 C-3 C-4 M-1 M-2 ORI

	AG	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	M-1	M-2	ORI
Accounting Services						P	P	P		P		
Ambulance Service								P		P		
Animal Grooming							P	P				
Attorney and Law Office						P	P	P		P		
Auctioneer/Auction Room	S							P		P	P	
Automated Teller Machines, accessory to another use						P	P	P	P			
Automated Teller Machines, Freestanding						P	P	P				
Automobile Driving School								P				
Barber Shops						P	P	P				
Beauty Parlor						P	P	P				
Blood Bank								P				
Blueprinting, Xerography Establishments							P	P				
Business Offices						P	P	P		P		
Chiropodist's Office							P	P		S		
Clinic, Medical, Dental							P	P		S		
Commercial Economic, Sociological, and Educational Research							P	P	p			p
Commercial Post-Office						P	P	p	p			
Computer Programming, Data Processing and Related Services						P	P	P	P			
Courier Service								P				
Dancing School or Studio						P	P	P	S			
Day Care Center				S		S	S	P	S			
Day Spa							P	P				
Dentist's Office/Clinic							P	P		S		
Detective Agency							P	P				
Doctor's, Physician's Office/Clinic							P	P		S		
Dressmaking, Tailoring, Clothing Repair Services							P	P		P		
Employment Agencies							P	P	P			
Engineering Services							P	P		P		
Exterminating Services, w/o On-Site Chemical, Vehicle Storage										P	P	
Exterminating Services, with On-Site Chemical, Vehicle Storage								P		P	P	
Fortune Tellers, Readers, Psychics												
Fraternal Organization	S			P			P	P				
Funeral Home				S			S	P				
Furnace Supply and Service								P		P	P	
Furniture Upholstery & Repair							P	P		P		
Guard Service, excluding canines							P	P				
Guard Service, including canines	P							S		S		
Hair Salon						P	P	P				
Ice Dealer								P		P	P	
Job Training and Vocational Training Services							P	P	P	P		
Kennel (Indoor)										S		
Labor Organization Offices, Meeting Halls							P	P		P		
Laundry & Dry Cleaner, Self-Service						P	P	P				
Legal Services						P	P	P		P		
Locksmith						P	P	P		P	P	
Management and Public Relations Services						P	P	P				
Massage, Therapeutic				S	S	S	P	P		P		

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Medical and Dental Clinic						P	P	P	P	S		
Non-Commercial Research Facilities						P	P	P		P		P
Nursery School/Private Elementary School		S	S	S		P		P				
Optician's/Optomtrist's Office/Clinic						P	P	P		S		
Osteopath or Chiropractic Office/Clinic						P	P	P	P	S		
Packing and Crating, non-Freight Shipments							P	P		P		
Packing and Crating (Freight Shipments)										P		
Printing (Xerography) Service						P	P	P		P		
Private Clinic							P	P		S		
Private Clinic, Second Floor or Higher							S	P		S		
Professional Office						P	P	P	P	P		
Professional Office (with existing Special Use Permit)		S	S	S								
Professional Office, Second Floor or Higher							P	P		P		
Propane Tank Exchange, accessory to another use								P		P		
Psychiatrist's/Psychologist's Office/Clinic										S		
Reading Room							P	P				
Refrigerator and Air Conditioning Sales, Service							P	P		P		
Security Systems Sales & Services							P	P		P		
Self-Service Storage (Indoor)							S	S				
Self-Service Storage (Outdoor) 660 ft. or more from residential lot										P	P	
Self-Service Storage (Outdoor) Less than 660 ft. from residential lot										S	S	
Shoe Repair Shop						P	P	P				
Stenographic Services						P	P	P				
Surgeon's Office								P	P	S		
Tailor Shop						P	P	P				
Tanning Salon						P	P	P				
Tattoo Parlor/Body Art Establishment (First or second floor and not located within the Conservation District as defined by Article 1.3.3.)								S				
Tattoo Parlor/Body Art Establishment (first or second floor)								S				
Tax Return Preparation Services						P	P	P	P			
Taxidermist								S		P		
Telemarketing Services								P	P	P	P	
Testing Laboratories										P	P	P
Vending Machine Service									P	P		

I. RECREATION AND ENTERTAINMENT USES

AG R-1 R-2 R-3 R-4 C-1 C-2 C-3 C-4 M-1 M-2 ORI

	AG	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	M-1	M-2	ORI
Amusement Arcade							P	P				
Amusements, Coin-operated accessory to Principle Use							P	P				
Amusement Park										S		
Arts and Recreation Center (Indoor)								P		S		
Ballroom/Dance Hall								S				
Billiard/Pool Hall								P				
Bowling Alley								S				
Cabaret or Entertainment, Adult										S		
Campground	S											
Carnivals							T	T				
Circuses- NO PERMITTED USE IN ANY ZONING DISTRICT												
Cocktail Lounge							P	P				
Commercial Recreation	S						P	P				
Golf Course, Public/Private, including accessory clubhouse, restaurant, pro shop, lounge, bar, driving range, and banquet facilities	S	S	S	S								
Golf Driving Range	S							S				

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Health Club, Public/Private								P	P				
Live Entertainment Establishment/uj								P	P				
Membership Sport and Recreation Clubs								S	P				
Motion Picture Theater								P	P				
Motion Picture Theater, Adult											S		
Night Club								P	P				
Performance Theater								P	P				
Physical Fitness Facilities								P	P				
Recreation Equipment Sales, Service, Rental								P	P				
Skating Rink, Ice or Roller Skating	S							P	S		S		
Tavern, Pub								P	P				

J. RESIDENTIAL USES

	AG	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	M-1	M-2	ORI
Accessory Apartment		S	S	P	P		P					
Accessory Office		S	S	P	P							
Apartment Hotels & Efficiency Apartments				S			S					
Assisted Living Facility			S	S		S		S				
Bed & Breakfast Inn			S	S	S	S	S	S				
Boarding House				S		S						
Convalescent, Nursing Home, Rest Home			S	S								
Convents, Rectories, Parish Houses			S	S								
Day Care Home, Licensed by IL DCFS				S								
Development Sales Office		P	P	P								
Dwelling Units for Watchmen, Caretakers, Owners and their Agents (first floor only)							P			P	P	
Dwelling Units when business or office uses occupy the ground floor							P	P				
Farm House	P				P							
Group Homes		P	P	P								
Home-Occupations (see Article 6.4)		P	P	P	P							
Hospital Hospitality House			S	S		S						
Hotel/Motel							P	P				
Multiple Family Dwellings				P								
Recovery/Sober Living Home			S	S								
Single Family Attached Dwellings			P/S	P								
Single Family Detached Dwellings		P	P	P	P							
Two Family Dwelling			P	P								

K. RETAIL TRADE USES

	AG	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	M-1	M-2	ORI
Antique/Collectable Shop						P	P	P				
Apparel Store							P	P				
Appliance Store Sales & Repair							P	P				
Army/Navy Surplus Store							P	P				
Art or School Supply Store							P	P				
Art Gallery						P	P	P				
Arts and Crafts Studios							P	P				
Bait Shop	S							P				
Bicycles and Accessories Sales, Service, Rental						P	P	P				
Book Store							P	P				
Book Store, Adult										S		
Boutique							P	P				
Business Machine Sales/Service							P	P				
Camera & Photographic Sales, Supply Store							P	P				
Cannabis, Medical - Retail Dispensing Organization								S				
Cannabis, Recreational – Retail Dispensing Organization (Adult Use)								S				

Carpet, Rug, Linoleum Store/Showroom								P	P				
Catalog Sales								P	P				
China and Glassware Store								P	P				
Clothing & Formal Wear Rental Store								P	P				
Clothing Accessories Store								P	P				
Clothing Store								P	P				
Coin and Philatelic Stores								P	P				
Computer Sales, Service, Rental								P	P				
Costume Rental Store								P	P				
Department Store								P	P				
Drapery/Window Covering Store								P	P				
Drug Store								P	P				
Dry Cleaner								P	P				
Dry Goods Store								P	P				
Electronic Store								P	P				
Equipment Rental Store, excluding trucks and trailers								P	P		P		
Equipment Rental Store, including trucks and trailers									S		P		
Fabric Store								P	P				
Film and Film Developing Store/Services								P	P				
Flea Market									P		S		
Floor Covering Store								P	P				
Florist Shop								P	P				
Furniture Leasing Services								P	P				
Furniture Store								P	P				
Garden Center									P		P	P	
Gift Shop								P	P				
Greeting Card and Stationary Store								P	P				
Guns and Ammunition								S	P				
Gun, Archery Range (Indoor)									S				
Hardware Store								P	P				
Hobby Store								P	P				
Home Improvement Center								S	P				
Jewelry/Watch Sales/Repair Store								P	P				
Lawn Mower Repair, Sales								P	P		P		
Leather Goods Store								P	P				
Luggage Store								P	P				
Mail Order House								P	P				
Medical Cannabis Dispensing Organization									S				
Membership organizations, enterprises								P	P				
News Stand								P	P				
Newspaper Distribution Station								P	P		P		
Notions Store								P	P				
Office Supplies & Stationary Store								P	P				
Optical Goods Store								P	P				
Paint Store								P	P				
Parcel Delivery Establishment								P	P		P		
Pet Shop									P				
Pharmacy								P	P				
Photography Studio								P	P				
Picture Framing Shop							P	P	P				
Radio & Television Sales/Repair/Rental								P	P				
Record Shop								P	P				
Resale Shop								P	P				
Sewing Supplies and Fabrics								P	P				
Shoe Store								P	P				

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Shopping Centers										P					
Showroom, Display Room										P	P				
Specialty Clothing Store										P	P				
Sporting Goods Store										P	P				
Swimming Pool Sales and Service											P				
Telephone Sales and Service Store										P	P	P			
Tombstone and Monument Sales													P		
Toy Store										P	P	P			
Variety Store										P	P	P			
Video Sales, Rental										P	P	P			
Video Sales, Rental, Adult														S	
Any Retail Trade Use occupying 40,000 square feet or more											P	S			

L. TRANSPORTATION, COMMUNICATION & UTILITY USES **AG R-1 R-2 R-3 R-4 C-1 C-2 C-3 C-4 M-1 M-2 ORI**

Bus Charter Services Office/Dispatch											P				
Bus Charter Services Garage													P		
Cartage Services													P		
Commercial, Radio, Microwave Antenna Towers and Transmitters	S									S	S		S	S	S
Freight Forwarding Service													P		
Livery Service, Owner/Operator		S	S	S			P	P	P	P	P	P			
Livery Service Garage													P		
Personal Wireless Communications Facilities on Municipal Property	P									S	S		S		
Personal Wireless Communications Facilities not on Municipal Property	S									S	S		S	S	S
Radio & TV Broadcasting Studio										P	P	P			
Recording Studios										P	P		P		
Taxicab Operator Office w/ garage														P	
Taxicab Operator Office w/o garage										P	P		P		
Taxicab Stand, not occupying any required off-street parking spaces										P	P				
Telegraph Office										P	P		P		
Telephone Exchange, Answering Service										P	P		P		
Ticket Office										P	P				
Towing Service, with on-site vehicle impoundment														S	
Towing Service, without on-site vehicle impoundment													P	P	
Travel Agency								P	P	P					
Truck Terminal														S	P

M. WHOLESALE TRADE USES **AG R-1 R-2 R-3 R-4 C-1 C-2 C-3 C-4 M-1 M-2 ORI**

Appliance Goods														P	
Beer, Wine, Distilled Alcoholic beverages														P	
Beverages, Non-alcoholic														P	
Electrical Goods														P	
Furniture and Home Furnishings														P	
Hardware, Plumbing, Heating Equipment and Supplies														P	
Lumber and Other Construction Materials														P	
Machinery and Equipment Supplies														P	
Metal and Minerals, except Petroleum														P	
Paper and Paper products														P	
Professional and Commercial Equipment Supplies														P	

N. MISCELLANEOUS USES **AG R-1 R-2 R-3 R-4 C-1 C-2 C-3 C-4 M-1 M-2 ORI**

Airports, Airstrips	S														
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KEY: P = Permitted Use S = Special Use T = Temporary Use

Aircraft hangars/tie downs, service and repair	S											
Auditorium, Arena								S		S		
Buildings, Structures exceeding 35 feet in height				S	S		S	S	S	P	P	P
Cemetery	S	S	S		S							
Christmas Tree Sales	T						T	T		T		
Churches, Other Places of Worship	S	S	S	S	S		S	S				
Community Building		S	S	S			S	S	S			
Conservation areas for flora and fauna	P				P							
Drive-up Facilities							P	P				
Energy reclamation facilities	S									P	P	
Fabric Structures, larger then 150 sq. ft.										S	S	
Fairgrounds	S											
Forest Preserve	P				S							
Garage Sales, Estate Sales, Auctions, Sidewalk Sales	T	T	T	T	T	T	T	T	T	T	T	T
Historic sites and structures	P	P	P	P	P	P	P	P	P	P	P	P
Hospital							S	S	S			
Mausoleum, Crematorium, Columbarium	S							S				
Meeting Hall							P	P				
Membership Clubs, Organizations, Enterprises (other than Sport and Recreation)				S			P	P				
Museum							P	P	P			
Parking Garage/Lot (Commercial)							P	P				
Penal, correctional and other institutions necessitating restraint of juvenile inhabitants			S	S			S	S		S		
Planned Development	S	S	S	S	S	S	S	S	S	S	S	S
Sanitarium	S	S	S	S								
Sanitary landfills, solid waste management facilities	S											
Tents	T	T	T	T	T	T	T	T	T	T	T	T

Article 5.4

PERFORMANCE STANDARDS

5.4.1. Purpose. The purpose of this Article is to establish standards for the installation and operation of certain non-residential uses that may feature objectionable characteristics in relation to other uses in the zoning districts in which they are permitted. This section is also intended to establish some methods to measure the impact of such non-residential uses.

5.4.2. Hazardous Substances. Hazardous substances are defined by the U.S. Department of Transportation (USDOT) in the Code of Federal Regulations (CFR), Title 49, Parts 100 to 177 (October, 1983). Specific hazardous substances are assigned to categories in the Hazardous Materials Table, 49 CFR, Part 172.101. Hazardous substances that are not listed in the Hazardous Material Table are assigned to categories based on the definitions of the categories.

A. **PROHIBITED USES INVOLVING HAZARDOUS SUBSTANCES.** Certain substances pose a high risk to public health and safety and to the air, surface, and groundwater resources of the City of Sycamore. Potential harm from exposure to these substances can be reduced by prohibiting large quantities of hazardous materials and hazardous wastes from occurring in the City. The following uses shall be prohibited in the City of Sycamore:

1. Uses that handle hazardous substances at the bulk plant quantity level;
2. Waste collection and transfer facilities, which involve hazardous substances;
3. Uses involving:
 - a. Asphaltic and petroleum-based coating and preserving materials;
 - b. Formulations of Chrome-Copper-Arsenate (CCA), pentachlorophenols (PENTA), creosote, and related chemicals;
 - c. Oils containing PCB's;
 - d. Used batteries for recycling or processing; and
 - e. Petroleum storage tanks, excluding retail gas stations and truck stops, and petroleum storage tanks for the exclusive use of on-site fleet vehicles;
4. Primary and secondary metal industries that manufacture, produce, smelt or refine ferrous and non-ferrous metals, but excluding uses which roll, draw, extrude, cast, forge, heat treat, electroplate, plate, anodize, or color ferrous and non-ferrous metals.
5. Agricultural application of halogenated volatile liquid organic pesticides, such as ethylene dibromide (EDB) and dibromo chloropropane (DBCP), related chemicals and their commercial formulations. Other fertilizers, plant growth retardants and pesticides are allowed if applied in accordance with State and Federal standards for accepted farming and horticultural practices.
6. Uses involving nuclear fuels, fissionable materials and products, and reactor elements such as Uranium 235 and Plutonium 239.

- B. **NONCONFORMING USES THAT INVOLVE HAZARDOUS SUBSTANCES.** Non-conforming uses are prohibited from increasing the quantities of hazardous substances produced for off-site use.
- C. **OTHER USES INVOLVING HAZARDOUS SUBSTANCES.** It is the intention of these regulations to allow hazardous substances in a manner consistent with the recommendations of the Sycamore Comprehensive Plan and the purpose of the zoning districts in the City of Sycamore while maintaining the safety and welfare of the general public and protecting the environment. Hazardous substances shall be permitted by on-site quality characteristics as defined herein and in Section 5.4.2(D).
- D. **TABLE OF PERMITTED ON-SITE CHARACTERISTICS OF HAZARDOUS SUBSTANCES BY ZONING DISTRICT.**

On-Site Quantity Characteristics		ZONING DISTRICTS							
Hazardous Substance Category		AG	R-1	R-2	R-3	C-2	C-3	M-1	M-2
Uses involving Class A or B explosives	BP								
	BU								
	PU								
	CC	S							S
Uses involving poison A or B, pyrophoric liquid	BP								
	BU	P							S
	PU	P							S
	CC	P	P	P	P	P	P	P	P
Uses involving corrosives, flammable gas or flammable liquid	BP								
	BU								S
	PU								P
	CC	P	P	P	P	P	P	P	P
Uses involving flammable solids, irritating non-flammable gas, ORM A, B or E, organic peroxide, or oxidizers	BP								
	BU	P							S
	PU	P							P
	CC	P	P	P	P	P	P	P	P
Uses involving combustible liquid	BP								
	BU	P						S	P
	PU	P					P	P	P
	CC	P	P	P	P	P	P	P	P

Where BP = Bulk Plant; BU = Bulk Use; PU = Package Use; CC = Consumer Commodity as defined herein

Where P = Permitted Use, and S = Special Use

NOTE: Hazardous Substance Categories are defined by USDOT in the Code of Federal Regulations (CFR), Title 49, Parts 100 to 177, October, 1983.

- E. **ON-SITE QUANTITY CHARACTERISTICS OF HAZARDOUS SUBSTANCES.**
- BULK PLANT.** Hazardous substances at the bulk plant level are manufactured, collected, repackaged, stored, or distributed, but are generally not used on the site. Materials are stored in large, permanent tanks. Bulk plant quantities are larger than amounts transported in any single shipment. Processors of hazardous substances will generally be at this level. Uses which produce hazardous substances as a by-product or accessory to another product are not in this category.
 - BULK USE.** Hazardous substances at the bulk use level are used or sold on site. The hazardous substances are incidental to the primary product or service of the use. Hazardous substances are transported to the site in an unpackaged form and are then transferred to the use's storage tank by hose, pipeline, conveyor belt, etc. On-site use of a portable tank such as a tanker truck or similar vehicle is

considered to be at this quantity level. Use of containers over sixty (60) gallons in size is classified at this level.

3. **PACKAGE USE.** Hazardous substances at the package use level are stored in discrete containers of sixty (60) gallons or less which are handled individually or on pallets for purposes of transportation. Package materials are used or sold on site. Packages may include cylinders, drums, boxes, glass jars, etc.
 4. **CONSUMER COMMODITIES.** Consumer commodities are packaged and distributed in a form intended or suitable for sale through retail sale outlets for consumption by individuals for purposes of personal care or household use.
- F. **FIRE PROTECTION STANDARDS.** In addition to these regulations, all storage or use of hazardous substances must be reviewed by the Sycamore Fire Department and must conform with all locally-adopted fire and building codes.

5.4.3. Fire and Explosion Hazards.

- A. The storage, utilization or manufacture of materials or products ranging from free or active burning to intense burning (as determined for liquids by a closed cup flash point of less than one hundred eighty-seven degrees Fahrenheit (187°F), but not less than one hundred five degrees Fahrenheit (105°F)) is permitted, providing the following conditions are met:
1. Said materials or products shall be stored, utilized or produced within completely enclosed buildings or structures having exterior walls of non-combustible construction, in accordance with the building code of the City.
 2. Buildings in which such materials or products are stored, utilized or produced shall be set back at least forty (40) feet from lot lines, or in lieu thereof, all such buildings or structures shall be protected throughout by an appropriate fire suppression system for products and materials stored in accordance with the locally-adopted building codes and standards prescribed by the National Fire Protection Association (NFPA).
- B. The storage, utilization or manufacture of materials or products ranging from incombustible to moderate burning (as determined for liquids by a closed cup flash point of not less than one hundred eighty-seven degrees Fahrenheit (187°F)) is permitted.
- C. The utilization in manufacturing processes of materials which produce flammable or explosive vapors or gases (as determined for liquids by a closed cup flash point of less than one hundred five degrees Fahrenheit (105°F)) shall be permitted in a manufacturing district, provided that:
1. The final manufactured product does not itself have a closed cup flash point of less than one hundred eighty-seven degrees (187°F) Fahrenheit.
 2. The use and storage of such materials shall be in conformity with standards prescribed by the NFPA and with requirements of other ordinances of the City.
 3. The storage of said materials shall be prohibited above ground.
- D. Materials that could detonate shall not be stored within two hundred (200) feet of a lot line in any manufacturing district, and not within one thousand (1,000) feet of any residential district.

5.4.4. Smoke and Particulate Matter. The emission of particulate matter from all sources within any lot containing more than five percent (5%) by weight of particles having a particle diameter larger than forty-four (44) microns is prohibited. Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, and roads within the boundaries of any lot shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Emission of particulate matter from such sources in excess of weight limitations specified herein is prohibited. The emission of smoke or particulate matter of a density equal to or greater than No. 3 on the Ringlemann Chart is prohibited at all times, except as otherwise provided herein.

A. **SMOKE EMISSIONS.** In all districts the emission of more than twelve (12) smoke units per stack in any one hour period is prohibited. However, once during any six (6) hour period each stack shall be permitted up to twelve (12) additional units in a fifteen (15) minute period for soot blowing and fire cleaning. Only during fifteen (15) minute periods shall smoke of a density equal to, but not exceeding, No. 3 on the Ringlemann Chart be permitted, and then only for fire cleaning and for not more than four (4) minutes per period.

B. **PARTICULATE MATTER EMISSION.** The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed 1.00 pounds per hour per acre in all Districts.

C. **METHOD OF MEASUREMENT.**

1. **SMOKE:** For the purpose of grading the density of emission of smoke, the Ringlemann Chart, published and used by the United States Bureau of Mines, shall be employed. For the purposes of determining smoke units, the Ringlemann density readings shall be made at least every minute during the period of observation. Each reading (Ringlemann number) shall be multiplied by the time in minutes for which it is observed, and the products added together to determine the total number of smoke units observed during the total period of observation.

2. **PARTICULATE MATTER:** The total net rate of emission of particulate matter within the boundaries of any lot shall be determined as follows: the maximum emission in pounds per hours from each source of emission shall be divided by the number of acres of lot area, thereby obtaining the hourly rate of emission in pounds per acre. Add together the individual rates of emission from all sources of emission within the boundaries of the lot. It is this total that shall not exceed the rate established in Section 5.4.4(B).

5.4.5. Odors. No continuous, frequent, or repetitive emission of odors or odor-causing substances that would be offensive beyond any property line of any industrial use shall be permitted. An odor emitted no more than fifteen (15) minutes in any one day shall not be deemed as continuous, frequent, or repetitive within the meaning of these regulations. The existence of an odor shall be presumed when analysis by a competent technician demonstrates that a discernible odor is being emitted. Any process involving the creation or emission of any odors shall be provided with a primary and a secondary safeguard system so that control will be maintained if the primary safeguard system fails. All land uses shall comply with the rules and regulations of the Illinois Pollution Control Board

5.4.6. Radiation Hazards. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in conformance with applicable regulations of the Atomic Energy Commission, and the applicable regulations of any instrumentality of the State of Illinois.

5.4.7. Vibration. Steady-state vibrations, for the purpose of this Article, are vibrations that are continuous or vibrations in discrete pulses more frequent than one hundred (100) per minute.

Discrete pulses that do not exceed one hundred (100) impulses per minute shall not cause displacement in excess of twice the values established in Table 5.4.7(A)1 below. Impact vibrations shall mean vibrations occurring in discrete pulses separated by an interval of at least one minute and numbering no more than eight (8) per each twenty-four (24) hour period.

- A. **PERMITTED VIBRATION DISPLACEMENTS.** At no point on or beyond the boundary of any lot shall the ground-transmitted steady-state or impact vibration caused by any use or activity (except those not directly under the control of the property user) exceed the limits as established in Tables 5.4.7 (A)1 and 5.4.7 (A)2 below for the various industrial zones and for any industrial zone boundary abutting a residential zone.

TABLE 5.4.7(A)1. MAXIMUM PERMITTED STEADY-STATE
VIBRATION DISPLACEMENT (INCHES)

<i>Frequency (Cycles per Second)</i>	<i>Commercial Districts</i>	<i>Industrial District</i>	<i>Abutting any Residential District</i>
Less than 10	.0008	.0020	.0004
10-19	.0005	.0010	.0002
20-29	.0003	.0006	.0001
30-39	.0002	.0004	.0001
40-49	.0001	.0003	.0001
50 and over	.0001	.0002	.0001

TABLE 5.4.7(A)2. MAXIMUM PERMITTED IMPACT
VIBRATION DISPLACEMENT (INCHES)

<i>Frequency (Cycles per Second)</i>	<i>Commercial Districts</i>	<i>Industrial Districts</i>	<i>Abutting any Residential District</i>
Less than 10	.0016	.0100	.0006
10-19	.0010	.0050	.0003
20-29	.0006	.0030	.0002
30-39	.0004	.0020	.0001
40-49	.0002	.0015	.0001
50 and over	.0002	.0010	.0001

- B. **METHOD OF MEASUREMENT.** For the purpose of measuring vibrations, a three-component measuring system shall be used. A three-component measuring system denotes instrumentation that can measure earth-borne vibrations in three directions each of which occurs at right angles to the other two.

5.4.8. Glare and Heat. Every use and activity shall be so operated that it does not emit heat or heated air beyond the boundary of the lot on which it is located. No direct or sky-reflected glare shall emanate beyond the boundary of the lot on which such use or activity is located. This restriction shall not apply to signs otherwise permitted by the provisions of this Chapter or applicable Ordinances, nor to activities of a temporary or of any emergency nature. Night lighting necessary for safety and the protection of property is excluded from this provision.

5.4.9. Electromagnetic Interference. There shall be no electromagnetic interference that adversely affects the operation of any equipment other than that belonging to the creator of such interference, or which does not conform to the regulations of the Federal Communications Commission.

5.4.10. Sources of Illumination. Sources of illumination and their standards or fixtures shall be governed by height or by shielding so that any direct or reflected light source shall not be permitted to cause light beams to fall beyond any lot line of the lot on which the light source is located.

5.4.11. Industrial Wastewater Disposal. Industrial wastewater is herein defined as the wastewater resulting from production, or resulting from the washing of equipment and vehicles, or resulting from similar activities. All industrial wastewater disposal must be approved by the City Engineer and the Superintendent of the Public Works department prior to issuance of a Zoning Certificate. Industrial wastewater shall be disposed into a sanitary sewer unless an alternative disposal is approved by the City Engineer and Public Works Superintendent. The Superintendent may require pretreatment. A sampling manhole and industrial wastewater discharge permit may be required. Sanitary and industrial wastewater quality must meet requirements of the Superintendent.

5.4.12. Storm Water Disposal. All storm water, groundwater, and run-off from the watering of landscaping must be discharged into an adequate watercourse, water body, storm sewer or into an approved on-site disposal system. Storm water and groundwater disposal methods and the determination of the adequacy of the receiving systems require the approval of the City Engineer prior to issuance of a zoning certification.

5.4.13. Noise. The maximum permissible sound pressure levels at specified points of measurements for noise radiated continuously from any use in the following zoning districts shall not exceed the level provided in Table 5.4.13(A).

TABLE 5.4.13(A). MAXIMUM SOUND PRESSURE LEVELS (DECIBELS)

Octave Band Center Frequency (<i>Hertz</i>)	All		Commercial		Industrial	
	Residential		Districts		Districts	
	<i>Night</i>	<i>Day</i>	<i>Night</i>	<i>Day</i>	<i>Night</i>	<i>Day</i>
31.5	63	68	72	77	79	84
63	61	66	71	76	78	83
125	55	60	65	70	72	77
250	47	52	57	62	64	69
500	40	45	51	56	58	63
1000	35	40	45	50	52	57
2000	30	35	39	44	46	51
4000	25	30	34	30	41	46
8000	25	30	32	37	39	44
A-wt. level (db), for monitoring purposes only	45	50	55	60	62	67

B. CORRECTIONS. If the noise is not smooth and continuous, one or more of the following corrections shall be added or subtracted from each of the decibel levels given above:

Type of operation or character of noise	Correction (db)
Noise source operates less than twenty percent (20%) of time	+5*
Noise source operates less than five percent (5%) of time	+10*
Noise source operates less than one percent (1%) of time	+15*
Noise of impulsive character (hammering, etc.)	-5
Noise of periodic character (hum, screech, etc.)	-5

* apply one of these corrections only

C. Noise of an intermittent nature that cannot be measured shall be controlled so as not to become a nuisance to adjacent uses. Night is defined as the period between 10:00 p.m. to the following 7:00 a.m., and shall apply during all hours on Sundays.

D. METHOD OF MEASUREMENT. Measurement is to be made at the nearest lot line of any adjacent lot within the same use district or at the nearest boundary other than the use

district within which the noise source is located, or at any point along such lot lines or district boundaries where the noise level may be higher. The sound levels shall be measured with a sound level meter and associated octave band filter as prescribed by the American Standards Association.

- E. Nothing in this section is intended to restrict the temporary use of equipment during the construction or maintenance of buildings, grounds, or utilities within any zoning district, nor shall they apply to noises not directly under the control of the property user, such as noise from warning signals and devices, noises of trucking equipment, refuse collection, and domestic power tools.

5.4.14. Certificate of Compliance.

- A. No use permitted in any manufacturing district shall be issued a zoning certificate until a certified statement has been signed by a qualified professional engineer and a responsible agent for the proposed use stating that all provisions of the performance standards set forth in this Article will be met.
- B. No use permitted in any manufacturing district shall be issued a certificate of compliance until all provisions of this Ordinance have been complied with and tests on operating equipment made under normal operating conditions have been performed indicating full compliance with all performance standards. Such statement shall be certified and signed by a qualified professional engineer and a responsible agent for the operating use.

5.4.15. Enforcement. The Zoning Administrator shall enforce the provisions of this Section. Upon confirmation of a violation, enforcement and penalty provisions of Article 2.7 shall prevail. In addition, the Administrator may require of the offending business or industry the installation, maintenance, and operation of continuous measuring or recording instruments to demonstrate the operation and to ensure continuous compliance with the prescribed standards.

5.4.16. Violations. Established uses found to be in noncompliance will be liable for inspection fees and costs as well as penalties imposed by a court. In the event no due cause is found, the challenger will be liable for the fees and costs.