

ZONING CODE

*156 Attachment 5*

**Village of Coal City**

**Table 5: Permitted and Conditional Uses in Residential Districts  
[Amended 8-23-1999 by Ord. No. 99-13; 1-24-2005 by Ord. No. 05-02;  
7-27-2016 by Ord. No. 16-16; 12-13-2017 by Ord. No. 17-38]**

**Group A: Permitted Uses in All Residential Districts  
RS-1, RS-2, RS-3, RA-1, RA-2, RM-1, RM-2, RM-3 and RB**

- (1) Accessory uses, buildings, and structures to all permitted uses in the district, including signs and off-street parking and loading as provided in Chapter 154, Signs and Awnings, and Article VII, § 156-125 et seq.
- (2) Home occupations. (See § 156-80, Home occupations, for more details.)
- (3) Libraries.
- (4) Museums.
- (5) Parks, playgrounds, forest preserves, wildlife sanctuaries, and other publicly owned open space.
- (6) Permitted public uses, as defined in § 156-3.
- (7) Single-family detached dwellings.
- (8) Streets and alleys.

**Group B: Conditional Uses in All Residential Districts  
RS-1, RS-2, RS-3, RA-1, RA-2, RM-1, RM-2, RM-3 and RB, except as noted**

- (1) Accessory uses, buildings, and structures to all conditional uses in the district, including signs and off-street parking and loading as provided in Chapter 154, Signs and Awnings, and Article VII, § 156-125 et seq.
- (2) Cemeteries.
- (3) Clinics.
- (4) Conditional public uses, as defined in § 156-3.
- (5) Construction buildings or trailers, temporary, for construction purposes for a period not to exceed the duration of construction.
- (6) Educational institutions, as defined in § 156-3.
- (7) Fire stations.

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- (8) Golf courses and country clubs, private.
- (9) Gold courses, publicly owned.
- (10) Hospitals.
- (11) Institutions, educational. (See “educational institutions.”)
- (12) Mortuaries, as defined in § 156-3.
- (13) Nursing homes (except RB).
- (14) Philanthropic and charitable institutions, as defined in § 156-3.
- (15) Planned unit developments.
- (16) Police stations.
- (17) Religious institutions, as defined in § 156-3.

### **Group C: Permitted Uses in RA-1, RA-2 and RM-1 Residential Districts**

In unit groupings of six or fewer dwelling units per acre:

- (1) Dwelling units above ground floor.
- (2) Multifamily dwellings, as defined in § 156-3.
- (3) Single-family attached dwellings, as defined in § 156-3.
- (5) Two-family dwellings that are not townhouses, as defined in § 156-3.

### **Group D: Conditional Uses in RA-1, RA-2 and RM-1 Residential Districts**

- (1) Group homes.
- (2) Nursing homes.

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### **Group E: Permitted Uses Only in RM-2 Residential District**

In unit groupings of 12 or fewer dwelling units per acre:

- (1) Dwelling units above ground floor.
- (2) Multiple-family dwellings, as defined in § 156-3.
- (3) Single-family attached dwellings, as defined in § 156-3.

### **Group F: Conditional Uses in RM-2 Residential District**

- (1) Group homes.
- (2) Nursing homes.

### **Group G: Conditional Uses Only in RM-3 Residential District**

- (1) Group homes.
- (2) Mobile home parks, as defined in § 156-3.
- (3) Mobile home subdivisions, as defined in § 156-3.
- (4) Nursing homes.

### **Group H: Permitted Uses in RB Residential-Business District**

- (1) Antique shops.
- (2) Art and graphic supply stores.
- (3) Art studios.
- (4) Bakeries, retail.
- (5) Barber shops.
- (6) Beauty shops.
- (7) Bed-and-breakfasts.
- (8) Bicycle sales, rental and repair shops.
- (9) Bookstores.

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- (10) Camera shops.
- (11) Candy shops.
- (12) Card shops.
- (13) Catering services.
- (14) China and glassware shops.
- (15) Clothing stores.
- (16) Coin or stamp stores.
- (17) Computer sales, rental and service.
- (18) Confection shops.
- (19) Custom dressmaking shops and repair.
- (20) Dwelling units above ground floor.
- (21) Florists.
- (22) Gift shops.
- (23) Hat shops and repair.
- (24) Hair styling salons. (See “beauty shops.”)
- (25) Insurance offices. (See “offices, business, professional, governmental, institutional or political.”)
- (26) Interior decorators.
- (27) Jewelry and watch sales and repair.
- (28) Leather goods shops.
- (29) Locksmiths.
- (30) Music stores and instrument repair shops.
- (31) Newspaper and magazine shops.
- (32) Offices, business, professional, governmental, institutional or political, unless specifically listed.

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- (33) Paint stores.
- (34) Photo processing stores, except kiosks.
- (35) Photography studios.
- (36) Photographic supplies stores. (See “camera shops.”)
- (37) Picture framing shops.
- (38) Real estate offices. (See “offices, business, professional, governmental, institutional or political.”)
- (39) Sewing machine sales and service.
- (40) Shoe shops and repair.
- (41) Stationary stores.
- (42) Tailor shops and repair.
- (43) Tax preparation offices. (See “offices, business, professional, governmental, institutional or political.”)
- (44) Tourist information centers.
- (45) Travel agencies.
- (46) Yard goods stores, notions and sundries.

### **Group I: Conditional Uses in RB Residential-Business District**

- (1) Convenience stores/marts with limited food preparation on premises.
- (2) Dance studios.
- (3) Day-care centers and educational institutions and schools.
- (4) Delicatessens.
- (5) Dental offices.
- (6) Donut shops.
- (7) Drugstores.
- (8) Dry-cleaning stores, processing done off-site.

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- (9) Food stores under 5,000 square feet, including meats.
- (10) Graphics and drafting services.
- (11) Group homes.
- (12) Gymnastic centers. (See “tumbling, rebound tumbling and gymnastic centers.”)
- (13) Ice cream shops.
- (14) Medical offices.
- (15) Mixed-use buildings (mixed business/office and residential use in a single building).
- (16) Music studios.
- (17) Nut shops.
- (18) Optometry offices.
- (19) Other uses in RB District similar to the existing conditional uses in the RB District, subject to general requirements and restrictions.
- (20) Pet grooming (does not include kenneling).
- (21) Popcorn shops.
- (22) Restaurants and cafes, eat-in or carry-out; but not including live entertainment, dancing, serving of alcoholic beverages, or restaurants that are drive-in establishments, as defined in § 156-3.
- (23) Sporting goods stores.
- (24) Taxidermists.
- (25) Theatrical instruction studios.
- (26) Tumbling, rebound tumbling or gymnastic centers.
- (27) Yogurt shops.