

Table Of Contents

	<u>Page</u>
Guide.....	9
ARTICLE I - Introduction.....	13
1.1 Authority	13
1.2 Title	13
1.3 Purpose.....	13
1.4 Intent	14
ARTICLE II - General Provisions	17
2.1 Jurisdiction.....	17
2.2 Exemption of Agricultural Uses	17
2.21 Farmsteads.....	17
2.22 Permits.....	18
2.23 Conditional Uses	18
2.3 Use Restrictions	19
2.31 Principal Uses - Sunset Clause.....	19
2.32 Accessory Uses and Structures.....	19
2.33 Conditional Uses	19
2.34 Unclassified or Unspecified Uses.....	20
2.35 Temporary Uses	20
2.36 Performance Standards and IEPA Regulations	20
2.37 Subdivision of Land Into Parts Less Than 5 Acres	20
2.4 Site Restrictions	21
2.41 Soil Conditions.....	21
2.42 Anti-Pollution and Erosion Control	22
2.43 Private Sewer and Water	22
2.47 Reduction of Joint Use.....	23
2.48 Building Setback	23
2.5 Modification.....	23
2.51 Height	23
2.52 Yards	24
2.6 General Development Procedure	26
2.7 Modular Homes and Mobile Homes Foundation Specifications.....	26
ARTICLE III - Zoning Districts.....	27
3.1 Establishment of Districts	27
3.2 District Boundaries	27
3.3 Zoning Maps	27

	<u>Page</u>
3.4 Rural Districts	28
3.41 A - Agriculture	28
3.41-1 Purpose	28
3.41-2 Permitted Uses.....	28
3.41-3 Accessory Uses	28
3.41-4 Conditional Uses	35
3.41-5 Special Regulations and Building Setbacks	75
3.42 RR - Resort - Recreational	76
3.42-1 Purpose	76
3.42-2 Permitted Uses.....	76
3.42-3 Accessory Uses.....	76
3.42-4 Conditional Uses	77
3.42-5 Special Regulations	79
3.42-6 Bulk Requirements	80
3.43 RE - Rural Estate	81
3.43-1 Purpose	81
3.43-2 Permitted Uses.....	81
3.43-3 Accessory Uses	81
3.43-4 Conditional Uses	82
3.43-5 Bulk and Plat Requirements	83
3.5 Urban Residential Districts	83
3.51 Purpose.....	83
3.52 R-1 - Single Family Residential District	84
3.52-1 Permitted Uses.....	84
3.52-2 Accessory Uses.....	84
3.52-3 Conditional Uses	85
3.52-4 Bulk Requirements	86
3.53 R-2 - Single Family Residential District	87
3.53-1 Permitted Uses.....	87
3.53-2 Accessory Uses.....	87
3.53-3 Conditional Uses	88
3.53-4 Bulk Requirements	89
3.54 R-3 - General Residential District	90
3.54-1 Permitted Uses.....	90
3.54-2 Accessory Uses.....	90
3.54-3 Conditional Uses	91
3.54-4 Special Regulations	92
3.54-5 Bulk Requirements	93
3.54-6 Maximum Hard Surface Area	95
3.6 Business Districts	95
3.61 B-1 - Business Districts	95
3.61-1 Purpose	95

	<u>Page</u>
3.61-2 Permitted Uses.....	95
3.61-3 Accessory Uses.....	95
3.61-4 Conditional Uses	95
3.61-5 Special Regulations	97
3.61-6 Bulk Requirements	97
3.63 B-3 - Highway Business District	98
3.63-1 Purpose	98
3.63-2 Permitted Uses.....	98
3.63-3 Accessory Uses.....	99
3.63-4 Conditional Uses	99
3.63-5 Special Regulations	101
3.63-6 Bulk Requirements	101
3.7 Manufacturing Districts	102
3.71 M-1 - Limited Manufacturing District	102
3.71-1 Purpose	102
3.71-2 Permitted Uses.....	102
3.71-3 Accessory Uses.....	102
3.71-4 Conditional Uses	102
3.71-5 Special Regulations	103
3.71-6 Bulk Requirements	103
3.72 M-2 - General Manufacturing District	103
3.72-1 Purpose	103
3.72-2 Permitted Uses.....	104
3.72-3 Accessory Uses.....	104
3.72-4 Conditional Uses	104
3.72-5 Special Regulations	106
3.72-6 Bulk Requirements	107
ARTICLE IV - Parking, Loading, Traffic, Access	109
4.1 Purpose.....	109
4.2 Parking and Loading	109
4.21 Increase in Intensity of Use	109
4.22 Change of Use in Existing Building or Structure.....	109
4.23 Existing Parking and Loading Facilities	109
4.24 Control of Off-Site Parking Facilities	109
4.3 Additional Regulations, Parking	110
4.31 Application - Types of Parking	110
4.32 Collective Parking.....	110
4.33 Location.....	110
4.34 Size.....	110
4.35 Access	111
4.36 Design and Maintenance	111
4.37 Mixed Uses.....	112

	<u>Page</u>
4.38 Other Uses	112
4.4 Additional Regulations, Off-Street Loading	112
4.41 Location.....	112
4.42 Size.....	112
4.43 Access	112
4.44 Surfacing	113
4.45 Drainage	113
4.46 Space Allocation	113
4.47 Uses Not Classified	113
4.5 Schedule of Off-Street Parking, Loading and Unloading Requirements.....	113
4.6 Parking of Commercial Vehicles or Equipment in Residential Districts	117
4.7 Traffic Visibility.....	117
4.8 Driveways	117
4.9 Highway Access.....	117
ARTICLE V - Signs	119
5.1 Purpose.....	119
5.2 Permit	119
5.3 Applicability of Sign Regulations to Specific Uses and Districts	119
5.32 Permitted Signs	119
5.33 Prohibited Signs	120
5.4 General Sign Regulations.....	120
5.41 Location, Height and Area	120
5.42 Illumination and Motion.....	121
5.43 Development Standards.....	121
5.44 Sign Design, Safety and Maintenance.....	124
5.5 Rural District Sign Regulations	124
5.51 Permitted Non-Illuminated Signs.....	125
5.52 Permitted Non-Flashing, Illuminated Signs	126
5.6 Urban Residential District Sign Regulations	128
5.61 Permitted Non-Illuminated Signs.....	128
5.62 Permitted Non-Flashing, Illuminated or Non-Illuminated Signs	129
5.7 Business District Sign Regulations	131
5.71 Sign Regulations in All Business Districts	131
5.72 Sign Regulations in B-1 Business Districts.....	132
5.73 Sign Regulations in B-3 Highway Business Districts .	133
5.8 Manufacturing District Sign Regulations.....	135

	<u>Page</u>
5.81 Accessory Business Signs or Advertising Signs in Manufacturing Districts	135
ARTICLE VI - Flood Plain Regulations	139
6.1 Purpose.....	139
6.2 Flood Plain Ordinance	139
ARTICLE VII - Performance Standards	141
7.1 Special Regulations in All Districts	141
7.2 Noise	142
7.3 Earthborne Vibration.....	143
7.32 Manufacturing Districts.....	144
7.4 Air and Water Pollution Controls	145
7.5 Toxic Matter.....	145
7.6 Odorous Matter	145
7.7 Fire and Explosion Hazards	145
7.8 Radio and Electrical Interference.....	146
7.9 Glare or Heat	146
7.10 Lighting.....	146
ARTICLE VIII - Conditional Uses	147
8.1 Conditional Uses	147
8.2 Planned Development Procedure	147
8.21 Intent.....	147
8.22 Standards	147
8.23 Procedure.....	148
8.3 Conditional Use Procedure	151
8.31 Procedure.....	151
8.33 Conditional Uses in All Districts	152
8.34 Conditional Uses in Specified Districts	152
8.35 Standards for Decisions and Recommendations	153
8.36 Time Limit.....	153
8.37 Effects of Denial of a Conditional Use Permit.....	154
ARTICLE IX - Nonconforming Structures, Uses and Lots	155
9.1 Nonconforming Structure and Uses	155
9.11 Nonconforming Structures	155
9.12 Nonconforming Uses.....	155
9.2 Nonconforming Variance Permitted by Zoning Board of Appeals	156

	<u>Page</u>
9.3 Amortization of Nonconforming Structures or Uses	156
9.4 Substandard Lot	157
ARTICLE X - Zoning Board Of Appeals Administration And Enforcement	159
10.1 Zoning Board of Appeals - Creation and Membership	159
10.2 Meetings	159
10.3 Jurisdiction	160
10.4 Appeals: How Taken	161
10.5 Standards for Variations	161
10.51 Purpose	161
10.6 Notice of Hearing	163
10.7 Appeals to Court	163
10.8 Enforcement	163
ARTICLE XI - Permits And Certificates Of Occupancy	165
11.1 Permit Procedure	165
11.12 Permit Applications	165
11.20 Certificate of Occupancy for a Building	167
11.21 Certificates of Occupancy for Land	167
ARTICLE XII - Amendments	169
12.1 Power to Amend	169
12.2 Petition	169
12.3 Procedures	169
12.4 Procedures for Instituting the Sunset Clause	170
12.5 Passage of Amendments	172
ARTICLE XIII - Abrogation And Greater Restrictions	173
ARTICLE XIV - Fees, Interpretation, Severability, Violations, Penalties, When Effective	175
14.1 Fees	175
14.2 Interpretation	176
14.3 Severability	176
14.4 Violations	176
14.5 Penalties	177
14.6 Effective Date And Adoption	178

	<u>Page</u>
ARTICLE XV - Rules and Definitions	179
15.1 Rules.....	179
15.2 Definitions.....	179
15.3 Environmental Performance Standards Definitions.....	205

ARTICLE XVI - Nuisances And Prohibited Uses	209
16.1 Definition	209
16.2 Illustrative Enumeration.....	209
16.3 Prohibited	210
16.4 Notice To Abate - Procedures And Penalties.....	210
16.5 Contents of Notice	211
16.6 Service of Notice.....	212
16.7 Abatement by County.....	212
16.8 County's Costs Declared Lien.....	212

REFERENCE MATERIALS

Drainage and Water Problem Areas in Princeton Township.....	215
Setbacks Chart	216
1 - Setbacks Diagram	217
2 - Lot Area Diagram	218
3 - Subdivision Lot Types Diagram	219
4 - Vision Clearance on Corner Lot Diagram	220
5 - Principal and Accessory Buildings Diagram	221
6 - Attached and Detached Dwellings Diagram	222
7 - Floor Area Ratio Diagram	223
8 - Buffer Areas Diagram.....	224
9 - Screening Diagram.....	225
10 - Screening Diagram.....	226
11 - Screening Diagram.....	227
12 - Example of Lot Types Diagram.....	228
13 - Yards Diagram	229

